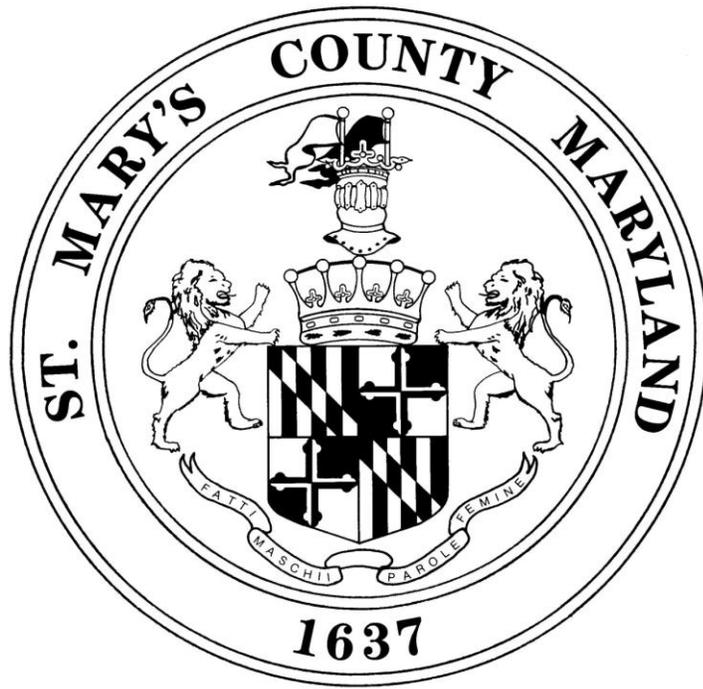


**ST. MARY'S COUNTY  
PLANNING COMMISSION**



**2015  
ANNUAL REPORT**

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*Phillip J. Shire, Director  
William B. Hunt, AICP, Deputy Director*



**COMMISSIONERS OF ST. MARY'S COUNTY:**

James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

June 13, 2016

Commissioners of St. Mary's County  
Chesapeake Building  
41770 Baldrige Street  
Leonardtown, Maryland 20650

Re: Planning Commission Annual Report for 2015

Dear President and Commissioners:

On behalf of the St. Mary's County Planning Commission, I am pleased to present our annual report for 2015. The report details our activities, challenges, and problems encountered during 2015, and our plans for the current year. It includes statistics and maps that demonstrate compliance of development activity with the comprehensive plan and with the principles of smart growth. It also meets the requirements of Section 1-207 of the Land Use Article of the Annotated Code of Maryland, and will be submitted to the Maryland Department of Planning.

The statute requires the Commissioners of St. Mary's County to review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to ensure the continuation of a viable planning and development process.

Sincerely,

J. Howard Thompson, Chair  
St. Mary's County Planning Commission

CC: Office of the Secretary  
Maryland Department of Planning  
301 West Preston Street, Suite 1101  
Baltimore, Maryland 21201

enclosure

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**I. Executive Summary**

This report has been prepared as required by Section 1-207 of the Land Use Article (LUA) of the Annotated Code of Maryland to document development that occurred during calendar year 2015, and concludes that the development pattern was in accordance with the 2010 comprehensive plan. There are no known conflicts with adopted plans in the county, with adopted plans of any adjoining jurisdictions, or with adopted plans of the state and any other local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the plan. The report states that the county will continue to implement the comprehensive plan and lays out the planning tasks for 2016.

The following are highlights of the Planning Commission and the Department of Land Use and Growth Management (DLUGM) initiatives and accomplishments in 2015:

- Efforts to update the Lexington Park Development District (LPDD) master plan were concluded with the Planning Commission’s September 28, 2015 decision to send the plan to the Commissioners of St. Mary’s County. On December 8, 2015, the Commissioners of St. Mary’s County conducted a public hearing on the recommended plan.
- A review and report was completed to comply with Chapter 113 of the St. Mary’s County Code and to continue to implement the 2010 comprehensive plan, resulting in the revision and readoption of the Comprehensive Water and Sewerage Plan (CWSP).
- Priority Funding Areas and a growth area changed when the municipality of Leonardtown annexed thirteen parcels located north of town and east of Hollywood Road (MD 245).
- A capital improvements program was approved; all projects were consistent with the 2010 comprehensive plan.
- Capacity of schools, water and sewer facilities, and roads were tracked to ensure adequacy, as required by the comprehensive plan and Chapter 70 (adequate public facilities) of the zoning ordinance.

**II. Annual Report on Growth Related Changes**

The format of this section responds to questions prepared by the Maryland Department of Planning (MDP) which guide counties in the preparation of these reports.

**1. Development Activity – List all development that has occurred over the past year, including:**

**(a) New subdivisions created**

	Growth areas	Rural areas	Total
Major subdivisions recorded (lots)	5 (139)	1(19)	6 (158)
Minor subdivisions recorded (lots)	3 (8)	19 (26)	22 (34)
Site plan (dwelling units)	1(31)	0 (0)	1(31)
Total dwelling units	178	45	223
Percentage	80%	20%	100%

(b) New building permits issued (includes replacements);

	Growth areas	Rural areas	Total
For single family dwellings	207	165	372
For multiple family dwellings	0	0	0
Total dwellings	207	165	372
Percentage by area	56%	44%	100%

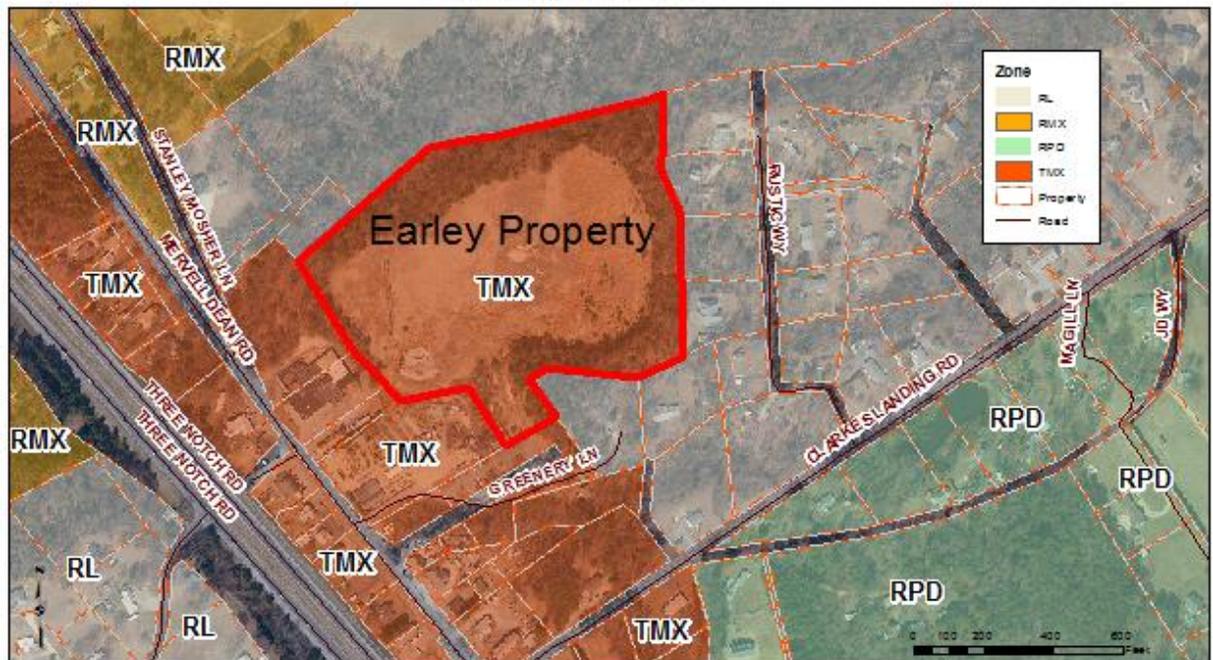
No building permits were issued for multiple family dwellings in 2015. New multiple family dwellings are only permissible in growth areas; therefore, the lack of this type of dwelling tends to reduce the percentage of development in the growth areas. Such a reduction is all the greater in years with less development, as was the case in 2014 and 2015. The percentage of new building permits issued in the growth areas and rural areas was identical in 2014 and 2015.

(c) Zoning map amendments

*The Earley Property Rezoning, #15-245-001, Tax Map 34 Parcel 327 (19.76 acres) in the Hollywood Town Center was changed from RL (Residential, Low Density) to TMX (Town Center Mixed Use). This property was RL under the 2010 Comprehensive Zoning, but prior to that update the single property had both RL and TMX zones.*

**Earley Property**

Tax Map 34, Grid 2, Parcel 327



(d) Zoning text amendments that resulted in changes in development patterns

*None were adopted in 2015.*

- (e) New comprehensive plan or plan elements adopted

*None were adopted in 2015, but work continued on a draft master plan for the Lexington Park Development District. Then on September 28, 2015, the Planning Commission unanimously agreed to send the plan to the Commissioners of St. Mary's County for adoption. The Commissions of St. Mary's County conducted a public hearing on the recommended plan on December 8, 2015. It was expected that the Lexington Park Development District Master Plan would be adopted in the first quarter of 2016.*

- (f) New roads or substantial changes in roads or other transportation facilities

*(See Sec. VII., E. three projects are described)*

- (g) New schools or additions to schools;

- *The King's Christian Academy, 20738 Soaring Eagle Way, in the Callaway Village Center, was approved under major site plan, #14-132-018, then issued a building permit, #15-0894, for a 7,228 square foot classroom addition to this private school.*

*Note: State rated seating capacity in public schools increased by 789 school seats or 4.6% while total enrollment decreased by 229 students or 1.3% during school year 2015-2016.*

2. **Consistency** – Determine and state whether all of the changes in development patterns listed above are or are not consistent with:

- (a) Each other;
- (b) The recommendations of the last annual report;
- (c) The adopted plans of the local jurisdiction;
- (d) The adopted plans of all adjoining jurisdictions; and
- (e) The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement local jurisdiction plans.

*During the reporting period, changes to development patterns were in the form of new subdivisions and conformed to the concepts of the comprehensive plan and the standards and objectives of the zoning ordinance.*

3. **Process Improvements** – What are your jurisdiction's plans for improving the local planning and development process?

*None were required in 2015.*

4. **Ordinances and Regulations** – List zoning ordinances or regulations that have been adopted or changed to implement the planning visions in the Land Use Article.

*None were required in 2015.*

**III. Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions**

Measures and Indicators

Amount and share of residential growth that is being located inside and outside of the Priority Funding Area (PFA):

	PFA	Non-PFA	Total
Total lots	145	47	192
Percentage by area	76%	24%	100%

Amount and share of nonresidential growth that is being located inside and outside of the Priority Funding Area (PFA):

	PFA	Non-PFA	Total
Total square footage	209,525	31,653	241,178
Percentage by area	87%	13%	100%

Issuance of new residential building permits inside and outside of the PFA (includes replacements):

	PFA	Non-PFA	Total
For single family dwellings	207	165	372
For multiple family dwellings	0	0	0
Total dwellings	207	165	372
Percentage by area	56%	44%	100%

New residential certificates of occupancy (includes replacements):

	PFA	Non-PFA	Total
For single family dwellings	189	136	325
For multiple family dwellings	188	0	188
Total dwellings	377	136	513
Percentage by area	73%	27%	100%

New nonresidential certificates of occupancy:

	PFA	Non-PFA	Total
Square footage	374,158	22,339	396,491
Percentage by area	94%	6%	100%

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### New subdivisions created:

	PFA	Non-PFA	Total
Major subdivisions recorded (lots)	5 (139)	1 (19)	6 (158)
Minor subdivisions recorded (lots)	2 (6)	20 (28)	22 (34)
Site plan (dwelling units)	1 (31)	0 (0)	1 (31)
Total lots	176	47	223
Percentage by area	79%	21%	100%

Development capacity analysis, updated once every 3 years or when there is a significant zoning or land use change.

*This exercise is tentatively scheduled for 2016 with assistance from the Maryland Department of Planning. The capacity analysis completed in 2004 was partially updated in 2009 and 2010 to support the preparation of the new water resources element in the 2010 comprehensive plan.*

### Number of acres preserved:

	As of 2014 Acreage	As of 2015 Acreage	2014 to 2015 change
Transferable Development Rights	3,205.4	3,352.85	147.45
MD Agricultural Land Preservation Foundation	10,942.17	11,309.56	367.39
Rural Legacy	3,587.16	3,756.5	169.34
Total Acreage	17,734.73	18,418.91	684.18

### Local Land Use Goal

Local goal: To direct that at least 70% of growth is in PFA and growth areas and that not more than 30% be permitted outside of the PFA or in the rural preservation district.

Plan for achieving the local goal:

*To direct at least 70% of development to the PFA or growth areas, the county employs a zoning ordinance and a water and sewerage plan to manage land use and infrastructure. The capital improvements program and the annual report help measure the success of achieving this goal.*

## IV. Adequate Public Facilities Ordinance Restrictions

Every two years, the county prepares reports on Priority Funding Areas and the Adequate Public Facilities Ordinance (APFO), which include information about the location of the APFO restriction,

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infrastructure affected by the restriction, the proposed resolution of the restriction, estimated date for resolving the restriction, date a restriction was lifted, and terms of the resolution that removed the restriction.

*There were no restrictions resulting from the APFO in the PFAs during the 2015 reporting period. For each proposed development, the Department of Land Use and Growth Management verifies the adequacy of public facilities as required by chapter 70 of the zoning ordinance.*

*In the northern Town Center of Charlotte Hall roads are required by the 2010 Comprehensive Plan to operate at least at service level C. There is a prospect that additional development will soon fail to meet the APFO. A possible solution is to change the required service level for Town Centers. This potential impediment will be addressed in the North County Master Plan, which is set to be updated beginning in 2016.*

### V. Legal Requirements

Section 1-207 of the Land Use Article (LUA) of the Annotated Code of Maryland requires an annual report. In compliance with the statute, this Annual Report was prepared by the Department of Land Use and Growth Management (LUGM) on behalf of the St. Mary's County Planning Commission for submission to the Commissioners of St. Mary's County.

The purpose and functions of the Planning Commission are detailed in the Land Use Article, the County Code, and the zoning ordinance.

- **Recommend a comprehensive plan** for development of the jurisdiction, including, among other things, land use, water and sewerage facilities, and transportation (reference Title 3 of the LUA).
- **Review and approve the subdivision** of land within the jurisdiction (reference Title 5 of the LUA).
- **Review and approve site plans** (reference Chapter 60 of the zoning ordinance).
- **Review and recommend zoning map and ordinance changes** (reference Chapter 11 of the zoning ordinance).
- **Reserve transportation** facility rights-of-way (reference Title 6 of the LUA).
- **Review and recommend capital improvement projects** (reference Section 27-3C(1) of the County Code).

These functions may be broadly categorized as (1) plan preparation, (2) development review, and (3) budget analysis. They may also be characterized as duties to serve the citizens of St. Mary's County in preserving quality of life in the face of change. This annual report reviews the discharge of these duties.

### VI. The Planning Commission in 2015

The Planning Commission held its first meeting of the year on January 12, 2015 with the reelection of J. Howard Thompson as Chair and of Shelby Guazzo as Vice-Chair. Other members

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included Merl Evans, Jr., Susan McNeill, Patricia Robrecht, Martin Siebert, and Harold Willard. The Planning Commission held eighteen meetings and fifteen work sessions in 2015 to accomplish the following activities (meeting dates are in parentheses).

### **A. Development Reviews – cases approved**

1. CCSP #14-132-007 – Mechanicsville Volunteer Fire Department (01/12/15)
2. CCSP #13-132-010 – Lexington Park Ford (04/13/15)
3. CCSP #13-132-004 – Living Hope Church (04/13/15)
4. PSUB #15-120-003 – Elizabeth Hills, Phase 5 (05/11/15)
5. PSUB #14-120-009 – Breton Knolls (06/08/15)
6. CCSP #14-132-018 – Kings Christian Academy (06/08/15)
7. MSUB #14-110-030 – Hanson (06/22/15)
8. CCSP #14-132-002 – Leonardtown Dollar General (06/22/15)
9. CCSP #15-132-001 – Charlotte Hall Industrial Office and Warehouse (07/13/15)
10. CCSP #11-132-015 – Callaway Baptist Church (07/27/15)
11. CCSP #15-132-003 – Taco Bell Charlotte Hall (09/14/15)
12. CCSP #15-132-008 – Mechanicsville Volunteer Fire Department Storage Building (09/14/15)
13. CCSP #15-132-004 – Hollywood Volunteer Rescue Squad (10/26/15)
14. PSUB #15-120-006 – Elizabeth Hills, Phase 6 (10/26/15)
15. MSUB #15-110-023 – Magnani Acres (11/09/15)
16. CCSP #15-132-005 – St. Mary’s Metropolitan Commission Building Expansion (12/14/15)
17. CCSP #12-132-001 – St. Anne’s Anglican Catholic Church (12/14/15)

### **B. Zoning Ordinance Text and Map Amendments Recommended**

1. Zoning map amendment to change RL to TMX, #15-245-001, Earley Property (shown on agenda as Hollywood Town Center)
  - i. Public hearing (08/24/15)
  - ii. Decision (09/14/15)

### **C. Subdivision Ordinance Text Amendments Recommended**

There were none in 2015.

**D. Sewer and Water Plan Amendments Recommended**

1. CWSP # 15-200-001, St. Anne's Anglican Catholic Church Property
  - i. Public hearing (08/10/15)
  - ii. Decision (08/10/15)

**E. Sewer and Water Plan Readopted**

1. County Comprehensive Water and Sewerage Plan Review and Report
  - i. Public hearing (10/26/15)
  - ii. Decision (10/26/15)

**F. Discussions**

1. Capital Improvement Program (CIP) (03/09/15)
2. Metropolitan Commission Capital Improvement Budget (CIB) (03/23/15)
3. Annual Growth Policy (AGP) (04/27/15)
4. Lexington Park Development District Master Plan (09/28/15)
5. Metropolitan Commission Feasibility Study (09/28/15)
6. Land Use and Growth Management Planning Commission Budget (12/14/15)

**G. Briefings**

1. Wildewood Planned Unit Development Update (02/09/15, 08/10/15)
2. Joint Land Use Study (JLUS) presentation (03/09/15)
3. Education Facilities Master Plan (08/24/15)
4. Best, Best, and Krieger regarding the telecommunications act (09/28/15)
5. Newtowne Neck State Park Master Plan (12/14/15)

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**H. Planning Commission Attendance and Hours Worked January – December 2015**

**Table 1**

(W)ork session or (R)egular meeting	Date	Begin	End	Duration	J. Howard Thompson (Chair)	Shelby Guazzo (Vice-Chair)	Patricia Robrecht	Merl Evans	Harold Willard	Susan McNeill	Martin Siebert	Total Hours
R	01/12/15	6:30 PM	7:15 PM	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	5.25
W	01/20/15	6:30 PM	8:15 PM	1.75	1.75	1.75	1.75	-	1.75	1.75	1.75	10.50
W	02/09/15	3:30 PM	5:06 PM	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	11.20
R	02/09/15	6:30 PM	6:45 PM	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	1.05
W	02/23/15	3:30 PM	5:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00
W	03/09/15	3:30 PM	5:48 PM	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	16.10
R	03/09/15	6:30 PM	9:23 PM	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	20.30
W	03/23/15	3:30 PM	5:20 PM	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	12.60
R	03/23/15	6:30 PM	7:30 PM	1.00	1.00	1.00	1.00	-	1.00	1.00	1.00	6.00
W	04/13/15	3:30 PM	5:50 PM	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	16.10
R	04/13/15	6:30 PM	8:15 PM	1.75	1.75	-	1.75	-	1.75	1.75	1.75	8.75
W	04/27/15	3:30 PM	6:06 PM	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	18.20
R	04/27/15	6:30 PM	6:45 PM	0.25	0.25	0.25	0.25	0.25	-	-	0.25	1.25
W	05/11/15	3:30 PM	6:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
R	05/11/15	6:30 PM	8:45 PM	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	15.75
W	05/21/15	3:30 PM	5:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
W	06/08/15	3:30 PM	6:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
R	06/08/15	6:30 PM	9:10 PM	2.70	2.70	2.70	-	2.70	2.70	2.70	2.70	16.20
W	06/22/15	3:30 PM	5:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00
R	06/22/15	6:30 PM	10:20 PM	3.80	3.80	3.80	3.80	3.80	3.80	3.80	3.80	26.60
W	07/13/15	3:30 PM	5:30 PM	2.00	2.00	2.00	-	2.00	2.00	2.00	2.00	12.00
R	07/13/15	6:30 PM	6:45 PM	0.25	0.25	0.25	-	0.25	0.25	0.25	0.25	1.50
W	07/15/15	3:30 PM	6:30 PM	3.00	3.00	3.00	-	3.00	3.00	3.00	3.00	18.00
W	07/27/15	3:30 PM	5:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-	12.00
R	07/27/15	6:30 PM	7:06 PM	0.51	0.51	0.51	0.51	0.51	-	0.51	0.51	3.06
R	08/10/15	6:30 PM	9:00 PM	2.50	2.50	-	2.50	2.50	2.50	2.50	-	12.50
R	08/24/15	6:30 PM	8:20 PM	2.80	2.80	2.80	2.80	2.80	2.80	-	2.80	16.80
R	09/14/15	6:30 PM	7:15 PM	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	5.25
W	09/21/15	3:30 PM	5:00 PM	1.50	1.50	-	1.50	-	-	1.50	-	4.50
R	09/28/15	6:30 PM	8:15 PM	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	12.25
R	10/26/15	6:30 PM	10:30 PM	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	28.00
R	11/09/15	6:30 PM	8:36 PM	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	14.70
R	12/14/15	6:30 PM	10:35 PM	4.10	4.10	4.10	4.10	4.10	4.10	-	4.10	24.60
<b>Total Hours</b>				<b>65.66</b>	<b>65.66</b>	<b>59.91</b>	<b>57.71</b>	<b>59.66</b>	<b>63.40</b>	<b>58.51</b>	<b>59.66</b>	<b>424.51</b>

Source: Department of Land Use and Growth Management, Planning Commission Minutes of Meetings

**VII. Vision, Trends and Growth Management Objectives**

**A. Vision from the comprehensive plan**

Preserve and enhance the quality of life, by recognizing and protecting the unique character of St. Mary’s County as a Chesapeake Bay peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities; by protecting

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the rural character and economy of the countryside by nurturing the shoreline and adjacent waters; and by preserving and capitalizing on the natural resources and historical quality of the county.

**B. Trends**

**Table 2**

**Population Estimates and Projections by Election District - 1990 - 2040**

% Total Population of St. Mary's County					July 1, 2010*	July 1, 2011*	July 1, 2012*	July 1, 2013*	July 1, 2014*	July 1, 2015*	2020	2025	2030	2035	2040
2010	2000	1990	Average *												
105,151	86,211	75,974			105,741	107,756	108,993	109,633	110,531	111,413	125,150	137,200	148,750	156,150	163,350
Election District															
<b>1</b>	6.7%	6.6%	7.1%	<b>6.8%</b>	7,190	7,327	7,412	7,455	7,516	7,576	8,510	9,330	10,115	10,618	11,108
<b>2</b>	6.5%	8.0%	6.6%	<b>7.0%</b>	7,402	7,543	7,630	7,674	7,737	7,799	8,761	9,604	10,413	10,931	11,435
<b>3</b>	14.7%	12.6%	11.9%	<b>13.1%</b>	13,852	14,116	14,278	14,362	14,480	14,595	16,395	17,973	19,486	20,456	21,399
<b>4</b>	9.7%	11.1%	9.5%	<b>10.1%</b>	10,680	10,883	11,008	11,073	11,164	11,253	12,640	13,857	15,024	15,771	16,498
<b>5</b>	11.5%	11.6%	12.5%	<b>11.9%</b>	12,583	12,823	12,970	13,046	13,153	13,258	14,893	16,327	17,701	18,582	19,439
<b>6</b>	11.6%	15.2%	13.7%	<b>13.5%</b>	14,275	14,547	14,932	14,800	14,922	15,041	16,895	18,522	20,081	21,080	22,052
<b>7</b>	3.2%	3.3%	4.0%	<b>3.5%</b>	3,701	3,771	3,815	3,837	3,869	3,899	4,380	4,802	5,206	5,465	5,717
<b>8</b>	36.0%	31.3%	34.4%	<b>33.9%</b>	35,846	36,529	36,949	37,166	37,470	37,769	42,426	46,511	50,426	52,935	55,376
<b>9</b>	0.2%	0.3%	0.3%	<b>0.3%</b>	317	323	327	329	332	334	375	412	446	468	490

\* Sources: Maryland Department of Planning, Planning Data Services, [http://planning.maryland.gov/msdc/Pop\\_estimate/Estimate\\_15/county/table1A.pdf](http://planning.maryland.gov/msdc/Pop_estimate/Estimate_15/county/table1A.pdf). Actual population by Election District is available only for 1990, 2000, and 2010. Estimates by for other years are calculated by DLUGM based on the averages shown in the table.

**Table 3**

**Trends in Permitted Construction**

		<b>Building Permits for Dwellings</b>	<b>% of Total</b>	<b>Certificates of Occupancy for Dwellings</b>	<b>% of Total</b>	<b>Nonresidential Floor Area (x 1,000)</b>	<b>% of Total</b>
<b>2007</b>	Growth Area	851	79%	631	73%	339	95%
	Rural Area	229	21%	230	27%	18	5%
	Total	1,080		861		357	
<b>2008</b>	Growth Area	275	57%	643	74%	339	85%
	Rural Area	210	43%	225	26%	58	15%
	Total	485		868		397	
	% Change from 2007	-55%		0.8%		11%	
<b>2009</b>	Growth Area	249	63%	585	77%	140	80%
	Rural Area	144	37%	179	23%	36	20%
	Total	393		764		176	
	% Change from 2008	-19%		-12%		-56%	
<b>2010</b>	Growth Area	165	70%	184	62%	451	96%
	Rural Area	71	30%	113	38%	18	4%
	Total	236		297		469	
	% Change from 2009	-40%		-61%		166%	
<b>2011</b>	Growth Area	580	82%	398	79%	74	0.91
	Rural Area	126	18%	109	21%	7	0.09
	Total	706		507		81	
	% Change from 2010	199%		71%		-83%	
<b>2012</b>	Growth Area	289	68%	363	72%	174	69%
	Rural Area	136	32%	142	28%	77	31%
	Total	425		505		251	
	% Change from 2011	-40%		-0.4%		210%	
<b>2013</b>	Growth Area	478	75%	439	74%	106	91%
	Rural Area	161	25%	152	26%	10	9%
	Total	639		591		116	
	% Change from 2012	50%		17%		-54%	
<b>2014</b>	Growth Area	216	56%	223	61%	326	83%
	Rural Area	168	44%	145	39%	65	17%
	Total	384		368		391	
	% Change from 2013	-40%		-38%		237%	
<b>2015</b>	Growth Area	205	63%	372	77%	209	87%
	Rural Area	118	37%	112	23%	32	13%
	Total	323		484		241	
	% Change from 2014	-16%		32%		-38%	

**C. Annual Growth Policy (AGP)**

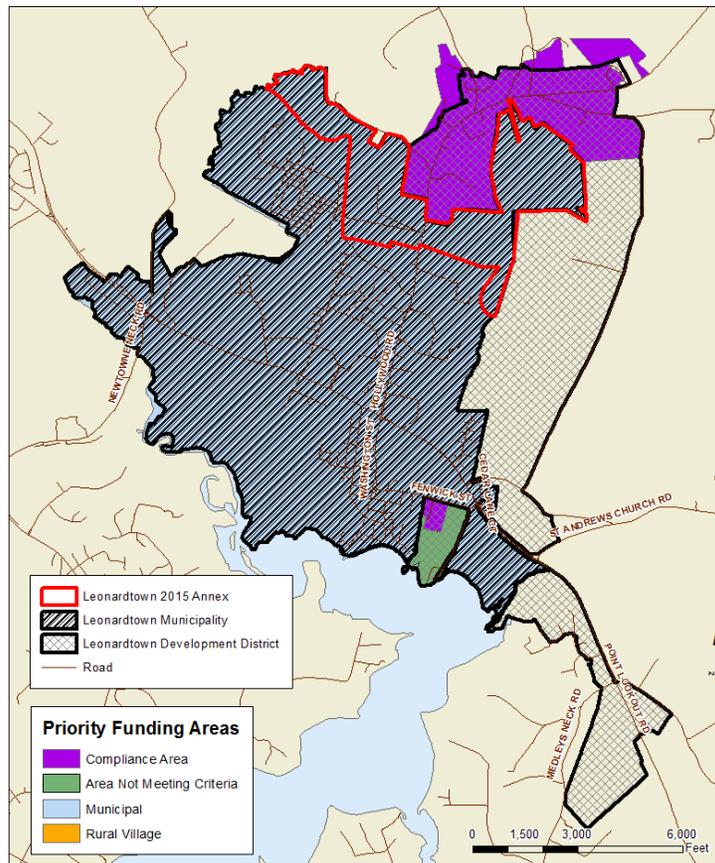
The effective dates of the AGP are from July 1 to June 30 of each succeeding fiscal year. For the seventh consecutive year the Planning Commission recommended that the Commissioners of St. Mary’s County maintain the 1.9% cap. The Planning Commission reviewed the AGP on April 27, 2015. However, the Commissioners of St. Mary’s County did not reaffirm the AGP for fiscal year 2016.

The intended results of the AGP are to ensure residential growth does not exceed the ability to provide public infrastructure, to direct the bulk of growth to the defined growth areas, and limit the types of residential development. Following the adoption of the AGP, the number of actual subdivision lots and multifamily dwelling units approved each fiscal year has been significantly lower than the number allowed; it is likely the policy did nothing to achieve or impede its goals for public infrastructure and directing the location and type of residential growth.

**D. Changes to Growth Areas Boundaries and Priority Funding Areas**

By virtue of the Commissioners of Leonardtown’s Annexation Resolution 5-15, the Municipality of Leonardtown annexed thirteen parcels of land consisting of 241.42 acres (outlined in red in the map below) extending the northeastern boundary of the municipality. The resolution was adopted on August 1, 2015 and became effective September 15, 2015. The annexation reduced the acreage of the Leonardtown Development District growth area and the adjacent Compliance Area PFA.

**Leonardtown Annexation 2015**

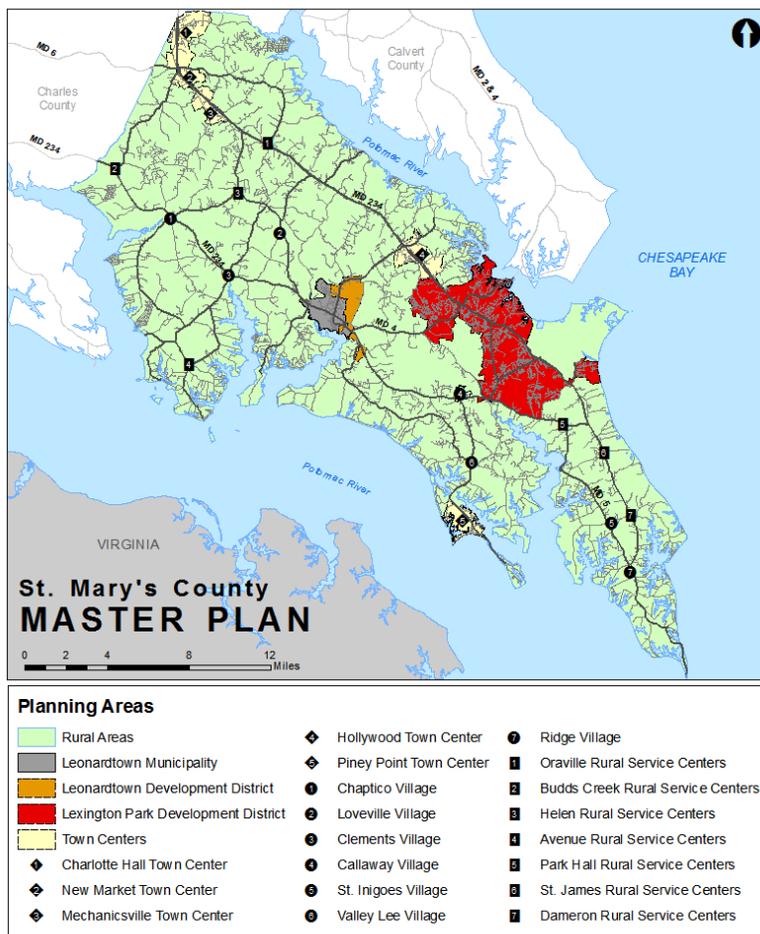


**E. Infrastructure Changes within PFA**

1. Patuxent Park Project Phase II – Construction and road work (which includes the removal and installation of storm drainage, roadway material, and sidewalks) continued in 2015.
2. FDR Boulevard between First Colony Boulevard and Chancellors Run Road (MD Route 237) – This segment of the road completed the design and land acquisition phase.
3. Patuxent Beach Road (MD Route 4) between Three Notch Road (MD Route 235) and Patuxent Boulevard – Widening and resurfacing of the road continued in 2015.

*While not a physical change to the transportation infrastructure, the Calvert – St. Mary’s Metropolitan Planning Organization (C-STMPO) will impact transportation planning in the Lexington Park Development District PFA. The 2010 Census resulted in the combined populations of Lexington Park, California, and Lusby (Calvert County) surpassing the minimum requirements for an urbanized area. In order to receive Federal transportation funds, an urbanized area is required to be served by a Metropolitan Planning Organization (MPO).*

**F. Land Use Concept from the 2010 Comprehensive Plan**



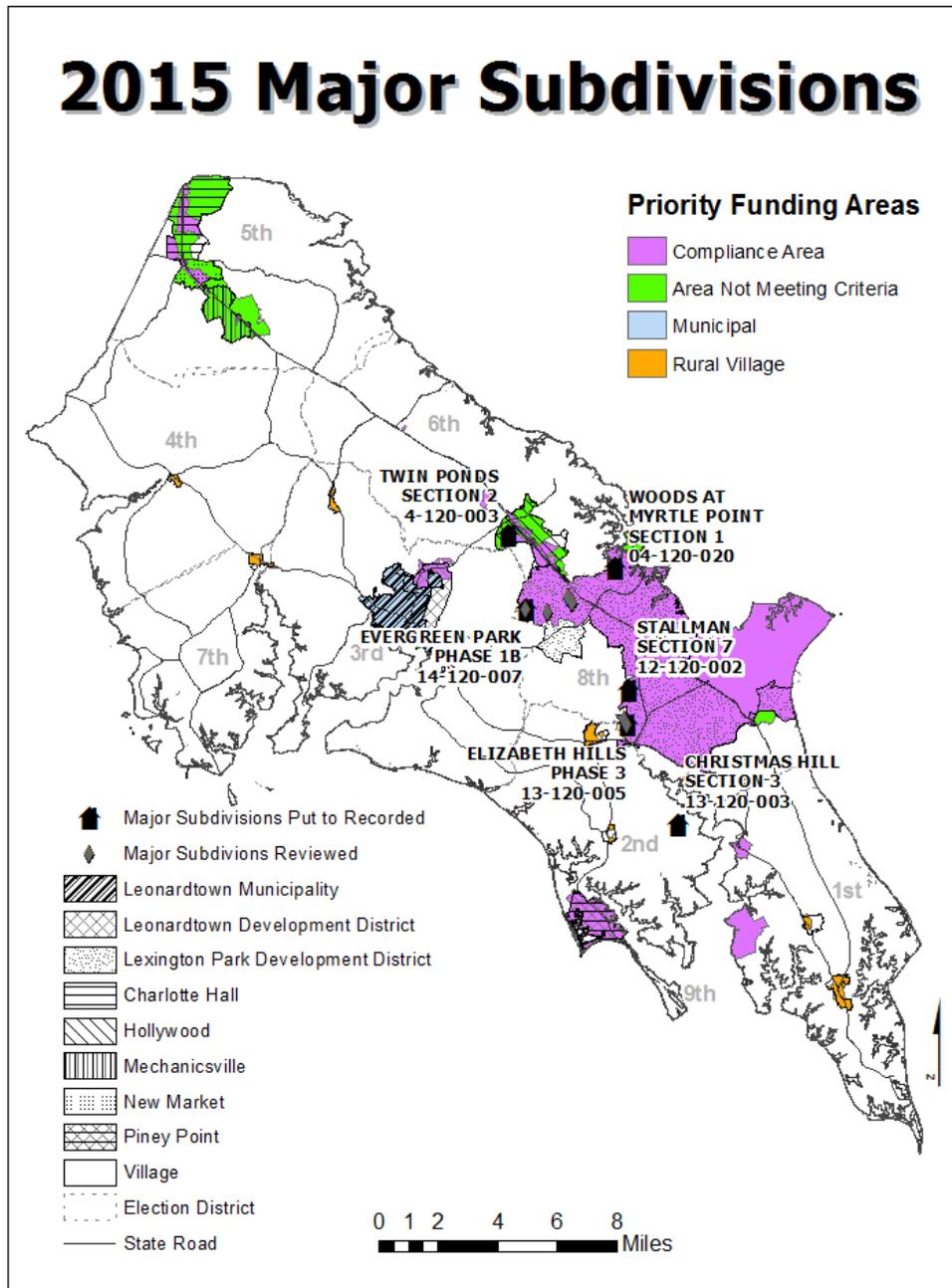
Map 3: Land Use Concept

**VIII. Development Patterns and Comprehensive Plan Compliance**

This section tracks development by growth area and by priority funding area (PFA).

**A. Subdivisions**

1. Major subdivisions



Map 4: **Major Subdivisions** put to record or reviewed, and distribution in relation to PFAs, Growth Areas and Election Districts.

**Table 4**

**Major Subdivisions Put to Record by PFA**

Priority Funding Areas	# Major Subdivisions	# of Lots		Project Area in Acres	Average		Estimated Area (ac.) Committed to Lots
		from Major Subdivisions	Project Area		Average Lot Size <15 ac.	Farmstead Size >15 ac.	
Compliance Area (Eligible for Funding)	4	105	125.88	0.13	0.00	13.43	
Area Not Meeting Criteria	1	34	54.46	0.37	0.00	12.58	
Rural Villages (Community with Water Only)	0	0	0.00	0.00	0.00	0.00	
Total in PFA	<b>5</b>	<b>139</b>	<b>180.34</b>			26.01	
Total Outside PFA	1	19	125.23			70.68	
Total	6	158	305.57			96.69	
Average in PFA				<b>0.19</b>	<b>0.00</b>		
Average Outside PFA				3.00	16.68		
Average of All Lots or Farmsteads				0.61	16.68		

**Table 5**

**Major Subdivisions Put to Record by Growth Area**

Growth Areas	# Major Subdivisions	# of Lots		Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15
		from Major	Project Area			
<b>Development District</b>						
Leonardtown	0	0	0	0	0	0
Lexington Park	4	105	125.88	0.13	0	0
<b>Town Center</b>						
Charlotte Hall	0	0	0	0	0	0
Mechanicsville	0	0	0	0	0	0
New Market	0	0	0	0	0	0
Hollywood	1	34	54.46	0.37	0	0
Piney Point	0	0	0	0	0	0
<b>Village Center</b>						
Ridge	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0
Callaway	0	0	0	0	0	0
Clements	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0
Loveville	0	0	0	0	0	0
Total in Growth Area	<b>5</b>	<b>139</b>	<b>180.34</b>			
Total in Rural Area	1	19	125.23			
Total	6	158	305.57			
Average in Growth Area				<b>0.19</b>	<b>0</b>	
Average Outside Growth Area				3	16.68	
Average of All Lots or				0.61	16.68	

**Table 6**

**Major Subdivisions Reviewed by PFA**

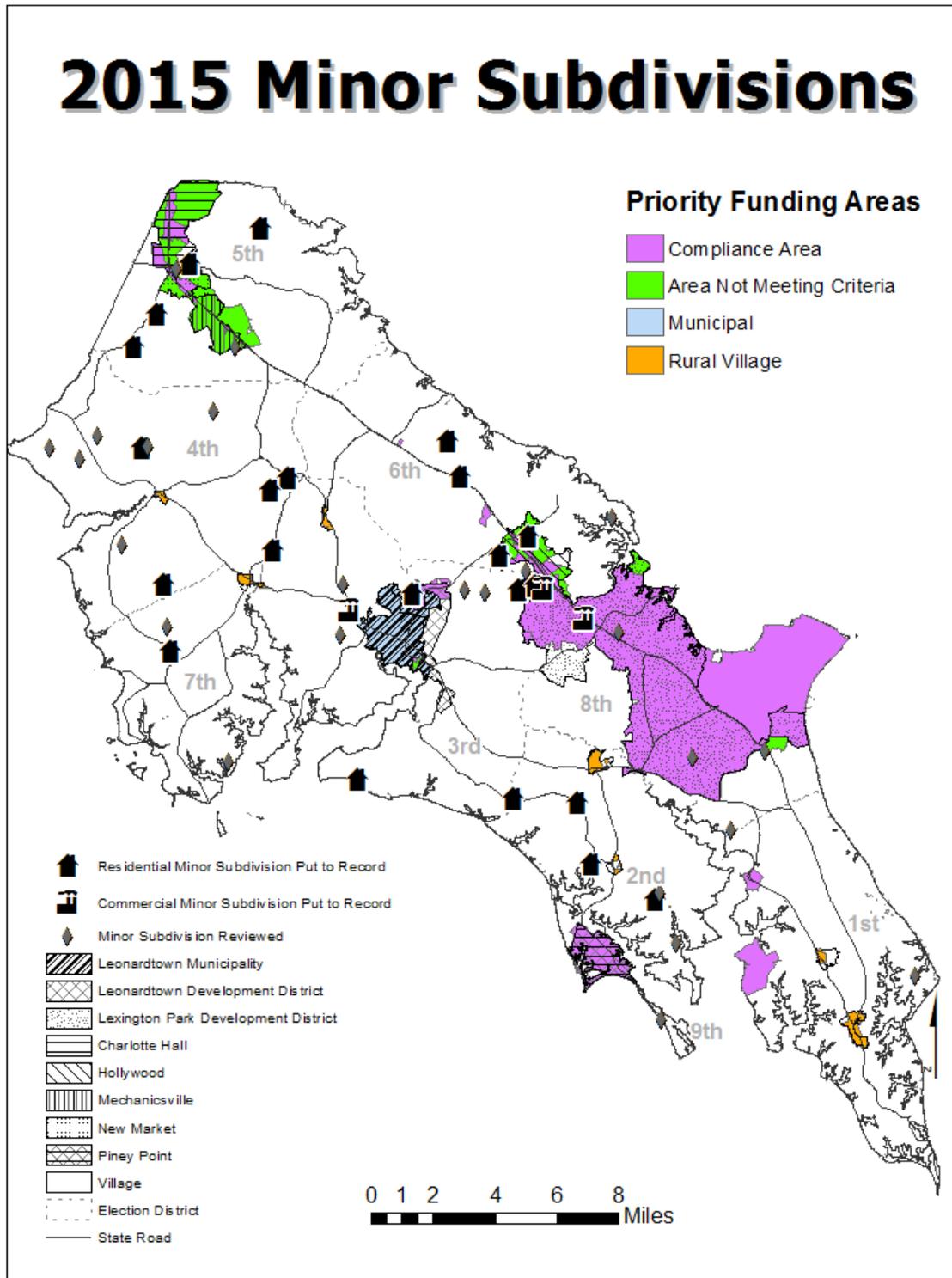
Priority Funding Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead		Estimated Area (ac.) Committed to Lots
					Size >15 ac.	Size >15 ac.	
Compliance Area (Eligible for Funding)	6	322	153.20	0.16	0.00	0.00	51.52
Area Not Meeting Criteria	0	0	0.00	0.00	0.00	0.00	0.00
Rural Villages (Community with Water Only)	0	0	0.00	0.00	0.00	0.00	0.00
Total in PFA	<b>6</b>	<b>322</b>	<b>153.20</b>				51.52
Total Outside PFA	0	0	0.00				0.00
Total	6	322	153.20				51.52
Average in PFA				<b>0.16</b>	<b>0.00</b>		
Average Outside PFA				0.00	0.00		
Average of All Lots or Farmsteads				0.16	0.00		

**Table 7**

**Major Subdivisions Reviewed by Growth Area**

Growth Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Farmstead Size		
				Size <15 ac.	>15 ac.	
<b>Development District</b>						
Leonardtown	0	0	0	0	0	
Lexington Park	6	322	153.2	0.16	0	
<b>Town Center</b>						
Charlotte Hall	0	0	0	0	0	
Mechanicsville	0	0	0	0	0	
New Market	0	0	0	0	0	
Hollywood	0	0	0	0	0	
Piney Point	0	0	0	0	0	
<b>Village Center</b>						
Ridge	0	0	0	0	0	
St. Inigoes	0	0	0	0	0	
Valley Lee	0	0	0	0	0	
Callaway	0	0	0	0	0	
Clements	0	0	0	0	0	
Chaptico	0	0	0	0	0	
Loveville	0	0	0	0	0	
Total in Growth Area	6	322	153.2			
Total in Rural Area	0	0	0			
Total	6	322	153.20			
Average in Growth Area				0.16	0	
Average Outside Growth Area				0	0	
Average of All Lots or Farmsteads				0.16	0	

2. Minor subdivisions



Map 5: *Minor Subdivisions Put to Record or Reviewed in relation to PFAs, County Growth Areas and Election Districts.*

**Table 8**

**Minor Subdivisions Put to Record by PFA**

Priority Funding Areas	# Minor Subdivisions	# of Lots from		Project Area in Acres	Average Lot Size <15 ac.	Average	Area (ac.)
		Minor Subdivisions	Minor Subdivisions			Farmstead Size >15 ac.	Committed to Lots
Compliance Area (Eligible for Funding)	0	0	0	0.00	0.00	0.00	0.00
Area Not Meeting Criteria	2	6	6	11.94	1.07	0.00	6.07
Rural Villages (Community with Water Only)	0	0	0	0.00	0.00	0.00	0.00
Total in PFA	<b>2</b>	<b>6</b>	<b>6</b>	11.94			6.07
Total Outside PFA	20	28	28	1,004.70			238.09
Total	22	34	34	1,016.64			244.16
Average in PFA					<b>1.07</b>	<b>0.00</b>	
Average Outside PFA					3.89	25.42	
Average of All Lots or Farmsteads					3.27	25.42	

**Table 9**

**Minor Subdivisions Put to Record by Growth Area**

Growth Areas	# Minor Subdivisions	# of Lots from		Project Area in Acres	Average	Average
		Minor Subdivisions	Minor Subdivisions		Lot Size <15 ac.	Farmstead Size >15 ac.
<b>Development District</b>						
Leonardtwn	0	0	0	0	0	0
Lexington Park	0	0	0	0	0	0
<b>Town Center</b>						
Charlotte Hall	0	0	0	0	0	0
Mechanicsville	0	0	0	0	0	0
New Market	0	0	0	0	0	0
Hollywood	3	8	8	17.24	1.12	0
Piney Point	0	0	0	0	0	0
<b>Village Center</b>						
Ridge	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0
Callaway	0	0	0	0	0	0
Clements	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0
Loveville	0	0	0	0	0	0
Total in Growth Area	3	8	8	17.2		
Total in Rural Area	19	26	26	999.40		
Total	22	34	34	1,016.64		
Average in Growth Area					1.12	0
Average Outside Growth Area					4.15	25.42
Average of All Lots or Farmsteads					3.27	25.42

**Table 10**

**Minor Subdivisions Reviewed by PFA**

Priority Funding Areas	# Minor Subdivisions	# of Lots		Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead		Area (ac.) Committed to Lots
		from Minor Subdivisions				Size >15 ac.		
Compliance Area (Eligible for Funding)	3	8		132.61	1.23	0		9.82
Area Not Meeting Criteria	2	2		4.42	2.21	0		4.42
Rural Villages (Community with Water Only)	0	0		0	0	0		0.00
Total in PFA	<b>5</b>	<b>10</b>		<b>137.03</b>				14.24
Total Outside PFA	20	57		1,173.63				262.76
Total	25	67		1,310.66				277.00
Average in PFA					<b>1.42</b>	<b>0</b>		
Average Outside PFA					4.61	31.50		
Average of All Lots or Farmsteads					4.13	31.50		

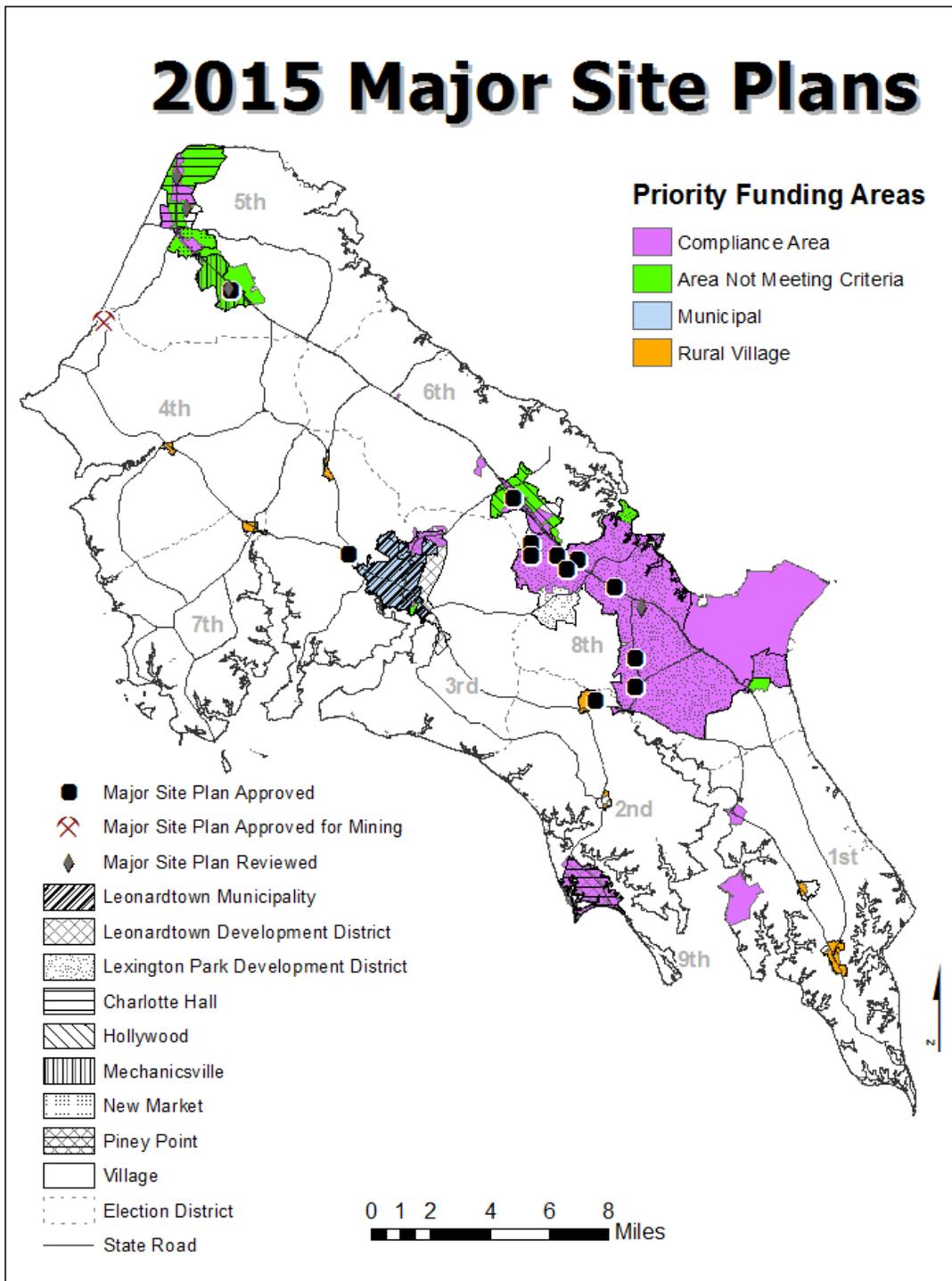
**Table 11**

**Minor Subdivisions Reviewed by Growth Area**

Growth Areas	# Minor Subdivisions	# of Lots from		Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead	
		Minor Subdivisions				Size >15 ac.	
<b>Dev District</b>							
Leonardtown	0	0		0	0		0
Lexington Park	3	8		132.61	1.23		0
<b>Town Center</b>							
Charlotte Hall	0	0		0	0		0
Mechanicsville	1	1		2.32	2.32		0
New Market	1	1		2.1	2.1		0
Hollywood	0	0		0	0		0
Piney Point	0	0		0	0		0
<b>Village Center</b>							
Ridge	0	0		0	0		0
St. Inigoes	0	0		0	0		0
Valley Lee	0	0		0	0		0
Callaway	0	0		0	0		0
Clements	0	0		0	0		0
Chaptico	0	0		0	0		0
Loveville	0	0		0	0		0
Total in Growth Area	5	10		137.03			
Total in Rural Area	20	57		1,173.63			
Total	25	67		1,310.66			
Average in Growth Area					<b>1.42</b>	<b>0.00</b>	
Average Outside Growth Area					4.61	31.50	
Average of All Lots or Farmsteads					4.13	31.50	

**B. Site Plans**

1. Major site plans



Map 6: **Major Site Plans Approved** or reviewed and distribution in relation to PFAs, Growth Areas and Election Districts.

**Table 12**

**Major Site Plans Approved by PFA\***

<b>Priority Funding Areas</b>	<b># Major Site Plans</b>	<b># of Lots/ Dwelling Units if Residential</b>	<b>Square Footage</b>
Compliance Area (Eligible for Funding)	10	31	520,126
Area Not Meeting Criteria	0	0	0
Rural Villages (Community with Water Only)	1	0	7,197
Total in PFA	11	31	527,323
Total Outside PFA	1	0	9,100
Total	12	31	536,423

**Table 13**

**Major Site Plans Approved by Growth Area\***

<b>Growth Areas</b>	<b># Major Site Plans</b>	<b># of Lots/ Dwelling Units if Residential</b>	<b>Square Footage</b>
<b>Development District</b>			
Leonardtown	0	0	0
Lexington Park	8	31	499,891
<b>Town Center</b>			
Charlotte Hall	0	0	0
Mechanicsville	1	0	17,773
New Market	0	0	0
Hollywood	1	0	2,462
Piney Point	0	0	0
<b>Village Center</b>			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	1	0	7,197
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	11	31	527,323
Total in Rural Area	1	0	9,100
Total	12	31	536,423

\*Excludes surface mining projects.

**Table 14**

**Major Site Plans Reviewed by PFA\***

<b>Priority Funding Areas</b>	<b># Major Site Plans</b>	<b># of Lots/ Dwelling Units if Residential</b>	<b>Square Footage</b>
Compliance Area (Eligible for Funding)	2	0	47,862
Area Not Meeting Criteria	2	0	14,320
Rural Villages (Community with Water Only)	0	0	0
Total in PFA	4	0	62,182
Total Outside PFA	0	0	0
Total	4	0	62,182

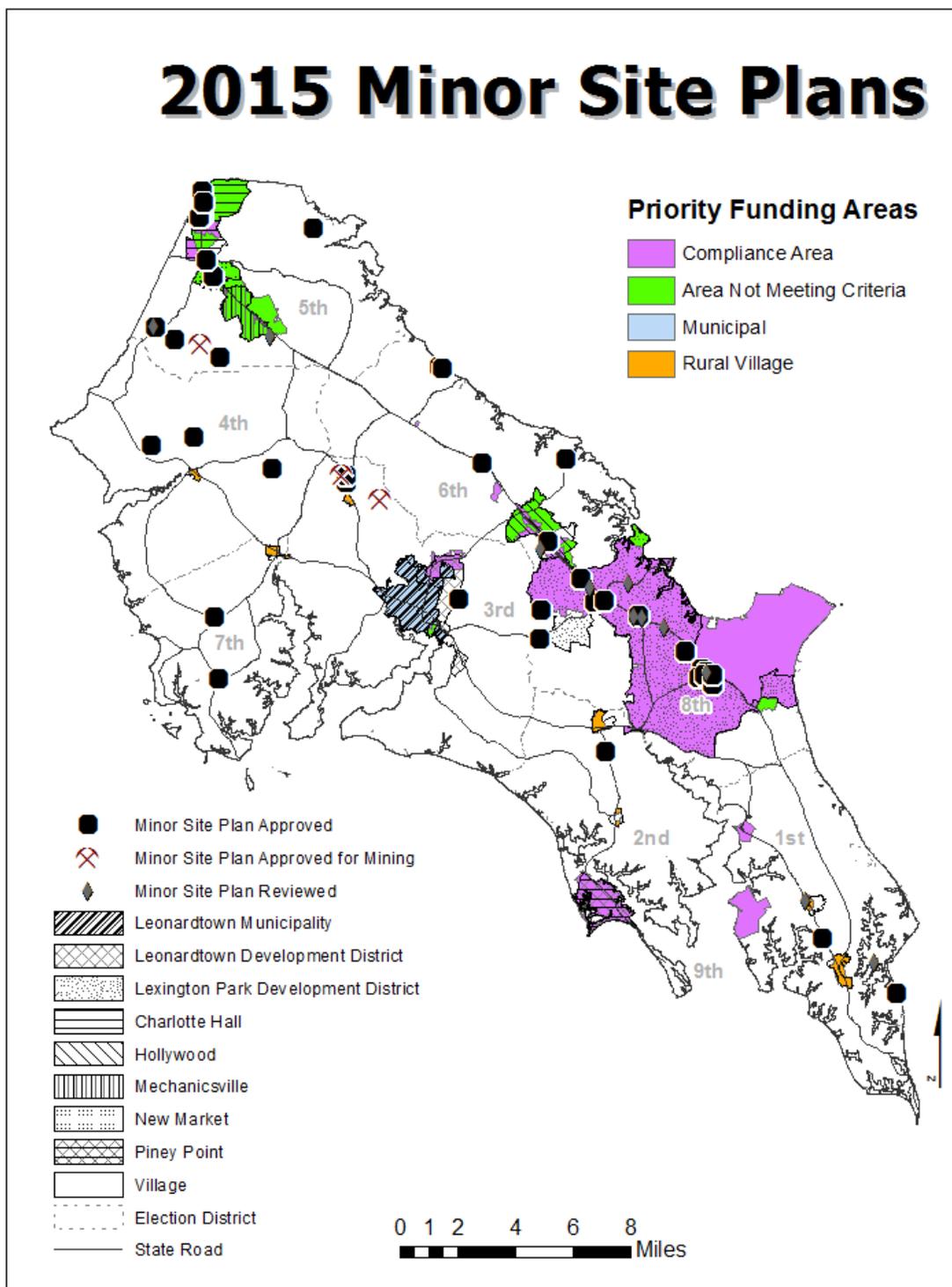
**Table 15**

**Major Site Plans Reviewed by Growth Area\***

<b>Growth Areas</b>	<b># Major Site Plans</b>	<b># of Lots/ Dwelling Units if Residential</b>	<b>Square Footage</b>
<b>Development District</b>			
Leonardtwn	0	0	0
Lexington Park	1	0	45,648
<b>Town Center</b>			
Charlotte Hall	2	0	12,214
Mechanicsville	1	0	4,320
New Market	0	0	0
Hollywood	0	0	0
Piney Point	0	0	0
<b>Village Center</b>			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	0	0	0
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	4	0	62,182
Total in Rural Area	0	0	0
Total	4	0	62,182

\*Excludes surface mining projects.

2. Minor site plans



Map 7: **Minor Site Plans** Approved or Reviewed and the site distribution in relation to PFAs, Growth Areas and Election Districts.

**Table 16**

**Minor Site Plans Approved by PFA\***

<b>Priority Funding Areas</b>	<b># Minor Site Plans</b>	<b>Square Footage</b>
Compliance Area (Eligible for Funding)	17	29,295
Area Not Meeting Criteria	2	9,482
Rural Villages (Community with Water Only)	1	252
Total in PFA	20	39,029
Total Outside PFA	21	160,988
Total	41	200,017

**Table 17**

**Minor Site Plans Approved by Growth Area\***

<b>Growth Areas</b>	<b># Minor Site Plans</b>	<b>Square Footage</b>
<b>Development District</b>		
Leonardtown	0	0
Lexington Park	11	15,674
<b>Town Center</b>		
Charlotte Hall	4	5,972
Mechanicsville	0	0
New Market	2	2,793
Hollywood	1	7,169
Piney Point	0	0
<b>Village Center</b>		
Ridge	0	0
St. Inigoes	0	0
Valley Lee	0	0
Callaway	0	0
Clements	0	0
Chaptico	0	0
Loveville	1	252
Total in Growth Area	19	31,860
Total in Rural Area	22	168,157
Total	41	200,017

\*Excludes surface mining projects.

**Table 18**

**Minor Site Plans Reviewed by PFA\***

<b>Priority Funding Areas</b>	<b># Minor Site Plans</b>	<b>Square Footage</b>
Compliance Area (Eligible for Funding)	6	50,219
Area Not Meeting Criteria	0	0
Rural Villages (Community with Water Only)	1	5,000
Total in PFA	7	55,219
Total Outside PFA	4	15,441
Total	11	70,660

**Table 19**

**Minor Site Plans Reviewed by Growth Area\***

<b>Growth Areas</b>	<b># Minor Site Plans</b>	<b>Square Footage</b>
<b>Development District</b>		
Leonardtwn	0	0
Lexington Park	6	50,219
<b>Town Center</b>		
Charlotte Hall	0	0
Mechanicsville	0	0
New Market	0	0
Hollywood	0	0
Piney Point	0	0
<b>Village Center</b>		
Ridge	0	0
St. Inigoes	1	5,000
Valley Lee	0	0
Callaway	0	0
Clements	0	0
Chaptico	0	0
Loveville	0	0
Total in Growth Area	7	55,219
Total in Rural Area	4	15,441
Total	11	70,660

\*Excludes surface mining projects.

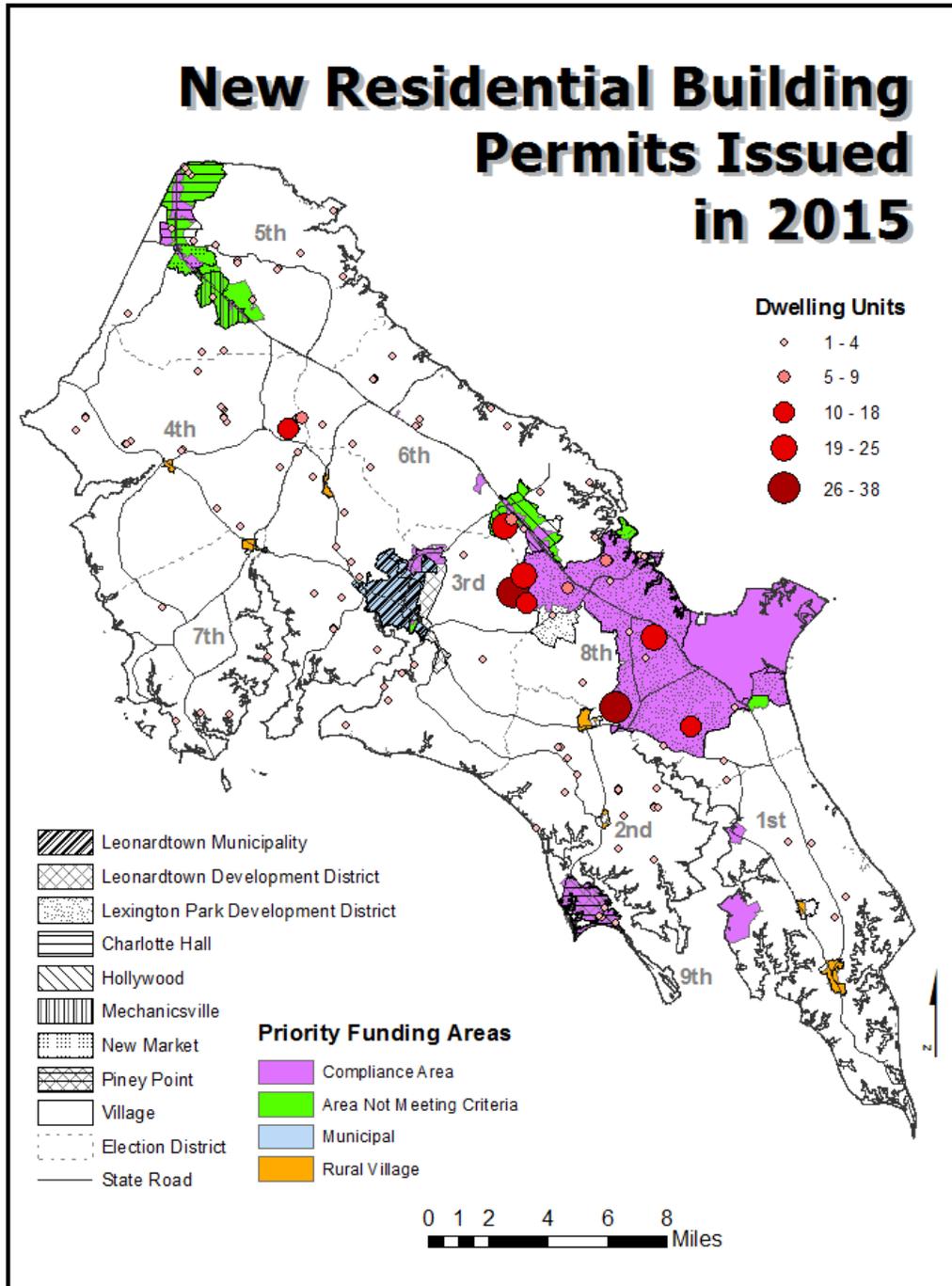
**Table 20**

**Surface Mines Approved by PFA**

<b>Priority Funding Areas</b>	<b># Site</b>	
	<b>Plans</b>	<b>Square Footage</b>
Compliance Area (Eligible for Funding)	0	0
Area Not Meeting Criteria	0	0
Rural Villages (Community with Water Only)	0	0
Total in PFA	0	0
Total Outside PFA	4	2,578,316
Total	4	2,578,316

**C. Residential**

1. Building permits for new dwellings.



Map 8: **Building Permits** by PFA, Growth Areas and Election Districts. The map illustrates that the majority of permits for new dwellings were issued in or around the Lexington Park Development District.

**Table 21**

**Building Permits Issued for New Dwellings by PFA**

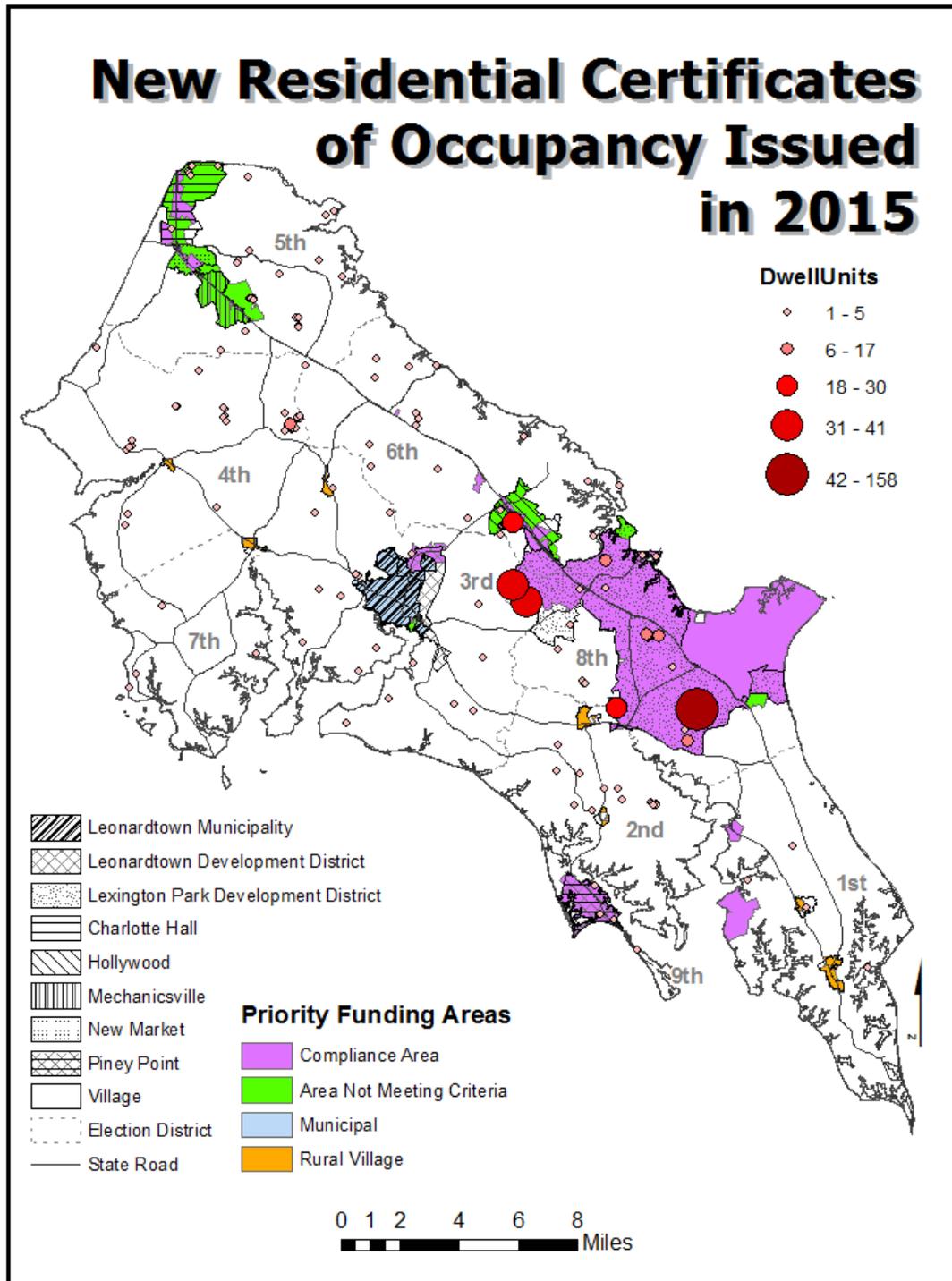
Priority Funding Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi	Multi family 5+ units	Total # of dwelling units
						Family 3-4 units		
Compliance Area (Eligible for Funding)	137	0	0	61	0	0	0	198
Area Not Meeting Criteria	0	0	0	0	0	0	0	0
Rural Villages (Community with Water Only)	0	0	0	0	0	0	0	0
Total in PFA	<b>137</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>198</b>
Total Outside PFA	118	5	1	0	1	0	0	125
Total	255	5	1	61	1	0	0	323

**Table 22**

**Building Permits Issued for New Dwellings by Growth Area**

Growth Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi	Multi Family 5+ units	Total # of dwelling units
						Family 3-4 units		
<b>Development District</b>								
Leonardtwn	0	0	0	0	0	0	0	0
Lexington Park	105	0	0	61	0	0	0	166
<b>Town Center</b>								
Charlotte Hall	5	0	0	0	0	0	0	5
Mechanicsville	1	0	0	0	0	0	0	1
New Market	0	0	0	0	0	0	0	0
Hollywood	29	0	0	0	0	0	0	29
Piney Point	4	0	0	0	0	0	0	4
<b>Village Center</b>								
Ridge	0	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0
Total in Growth Area	<b>144</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>205</b>
Total in Rural Area	111	5	1	0	1	0	0	118
Total	255	5	1	61	1	0	0	323

2. Certificates of occupancy for new dwellings.



Map 9: **Certificates of Occupancy for New Dwellings** relation to PFAs, Growth Areas and Election Districts. The map illustrates that the majority of dwellings are in or around the Lexington Park Development District.

**Table 23**

**Certificates of Occupancy Issued for New Dwellings by Priority Funding Area**

Priority Funding Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi	Multi	Total # of dwelling units
						Family 3-4 units	Family 5+ units	
Compliance Area (Eligible for Funding)	120	0	0	55	0	0	188	363
Area Not Meeting Criteria	12	0	0	0	0	0	0	12
Rural Villages (Community with Water Only)	0	0	0	0	0	0	0	0
Total in PFA	<b>132</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>188</b>	<b>375</b>
Total Outside PFA	105	2	2	0	0	0	0	109
Total	237	2	2	55	0	0	188	484

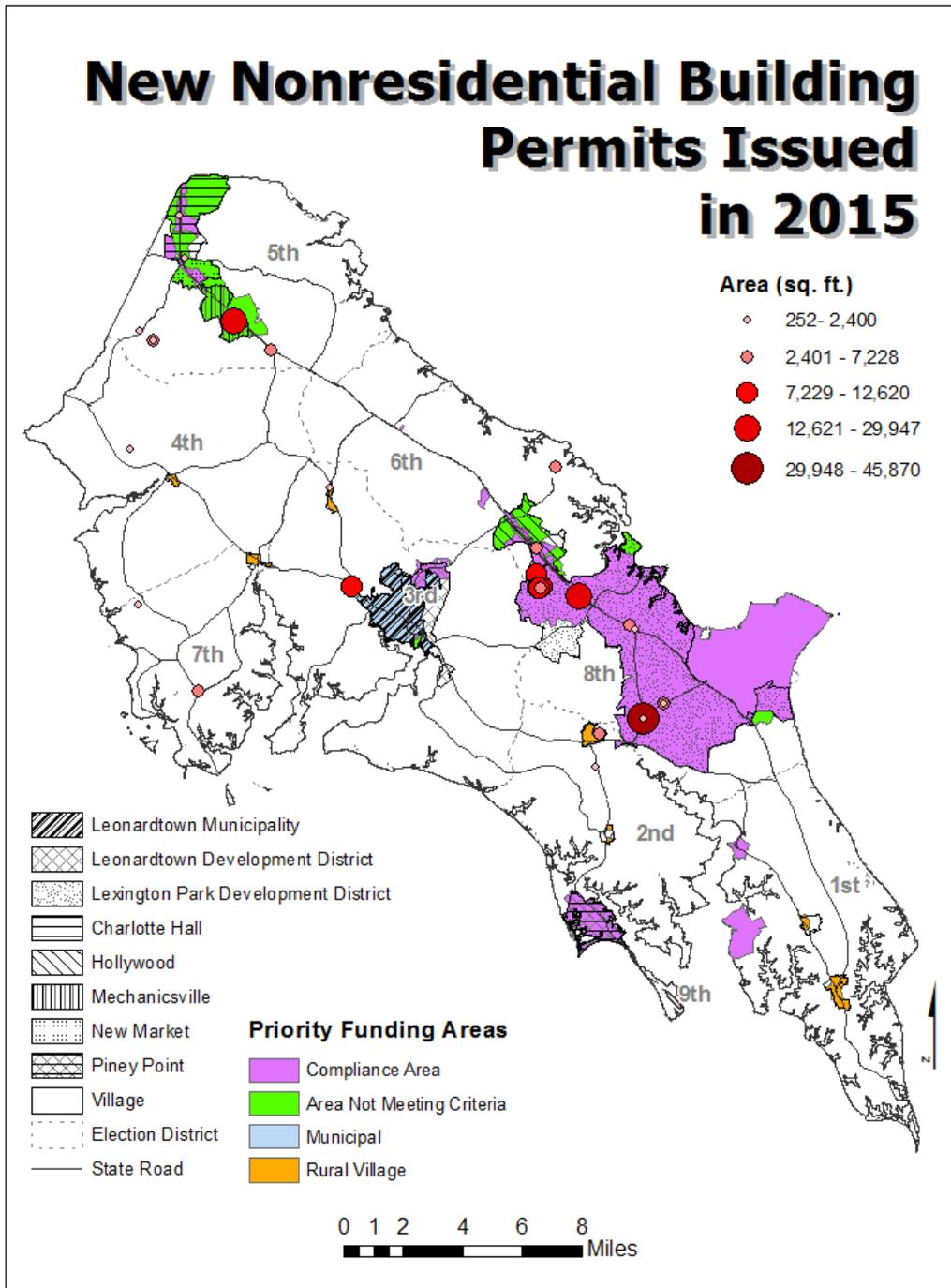
**Table 24**

**Certificates of Occupancy Issued for New Dwellings by Growth Area**

Growth Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single	Multi	Multi	Total # of dwelling units
					Family Duplex	Family 3-4 units		
<b>Development District</b>								
Leonardtown	0	0	0	0	0	0	0	0
Lexington Park	94	0	0	55	0	0	188	337
<b>Town Center</b>								
Charlotte Hall	7	0	0	0	0	0	0	7
Mechanicsville	0	0	0	0	0	0	0	0
New Market	0	0	0	0	0	0	0	0
Hollywood	24	0	0	0	0	0	0	24
Piney Point	3	0	0	0	0	0	0	3
<b>Village Center</b>								
Ridge	0	0	0	0	0	0	0	0
St. Inigoes	1	0	0	0	0	0	0	1
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0
Total in Growth Area	129	0	0	55	0	0	188	372
Total in Rural Area	108	2	2	0	0	0	0	112
Total	237	2	2	55	0	0	188	484

**D. Nonresidential Uses**

1. Building permits



Map 10: **Building Permits for New Nonresidential Uses** and the site distribution in relation to PFAs, Growth Areas and Election Districts.

**Table 25**

**Building Permits Issued for Nonresidential Square Footage by Priority Funding Areas**

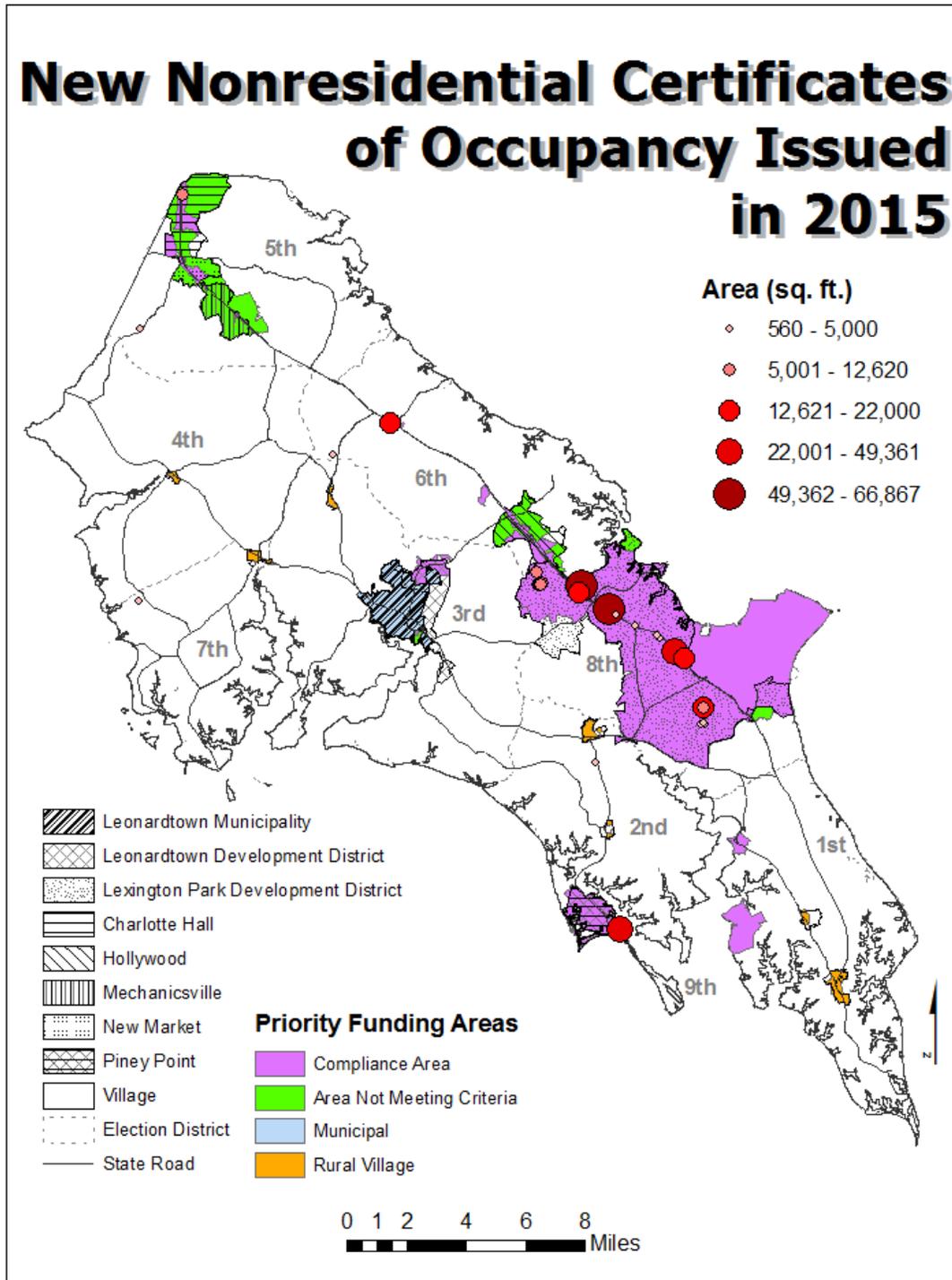
<b>Priority Funding Areas</b>	Industrial	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
Compliance Area (Eligible for Funding)	0	86,412	0	29,816	48,740	35,157	200,125
Area Not Meeting Criteria	0	0	1,920	0	0	0	1,920
Rural Villages (Community with Water Only)	0	0	0	0	0	7,480	7,480
Total SqFt in PFA	0	86,412	1,920	29,816	48,740	42,637	209,525
Total SqFt Outside PFA	8,216	5,479	0	9,100	1,294	7,564	31,653
Total SqFt	8,216	91,891	1,920	38,916	50,034	50,201	241,178

**Table 26**

**Building Permits Issued for Nonresidential Square Footage Growth Area**

<b>Growth Areas</b>	Industrial	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
<b>Dev District</b>							
Leonardtwn	0	0	0	0	0	0	0
Lexington Park	0	86,412	0	22,806	48,740	3,600	161,558
<b>Town Center</b>							
Charlotte Hall	0	0	0	0	0	1,610	1,610
Mechanicsville	0	0	0	0	0	29,947	29,947
New Market	0	0	1,920	0	0	0	1,920
Hollywood	0	0	0	7,010	0	0	7,010
Piney Point	0	0	0	0	0	0	0
<b>Village Center</b>							
Ridge	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	7,228	7,228
Clements	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	252	252
Growth Area	<b>0</b>	<b>86,412</b>	<b>1,920</b>	<b>29,816</b>	<b>48,740</b>	<b>42,637</b>	<b>209,525</b>
Rural Area	8,216	5,479	0	9,100	1,294	7,564	31,653
Total	8,216	91,891	1,920	38,916	50,034	50,201	241,178

2. Certificates of occupancy



Map 11: Map showing locations of new nonresidential certificates of occupancy in 2014 and the site distribution in relation to PFAs, county Growth Areas and Election Districts.

**Table 27**

**Certificate of Occupancy Issued for New Nonresidential Square Footage by PFA**

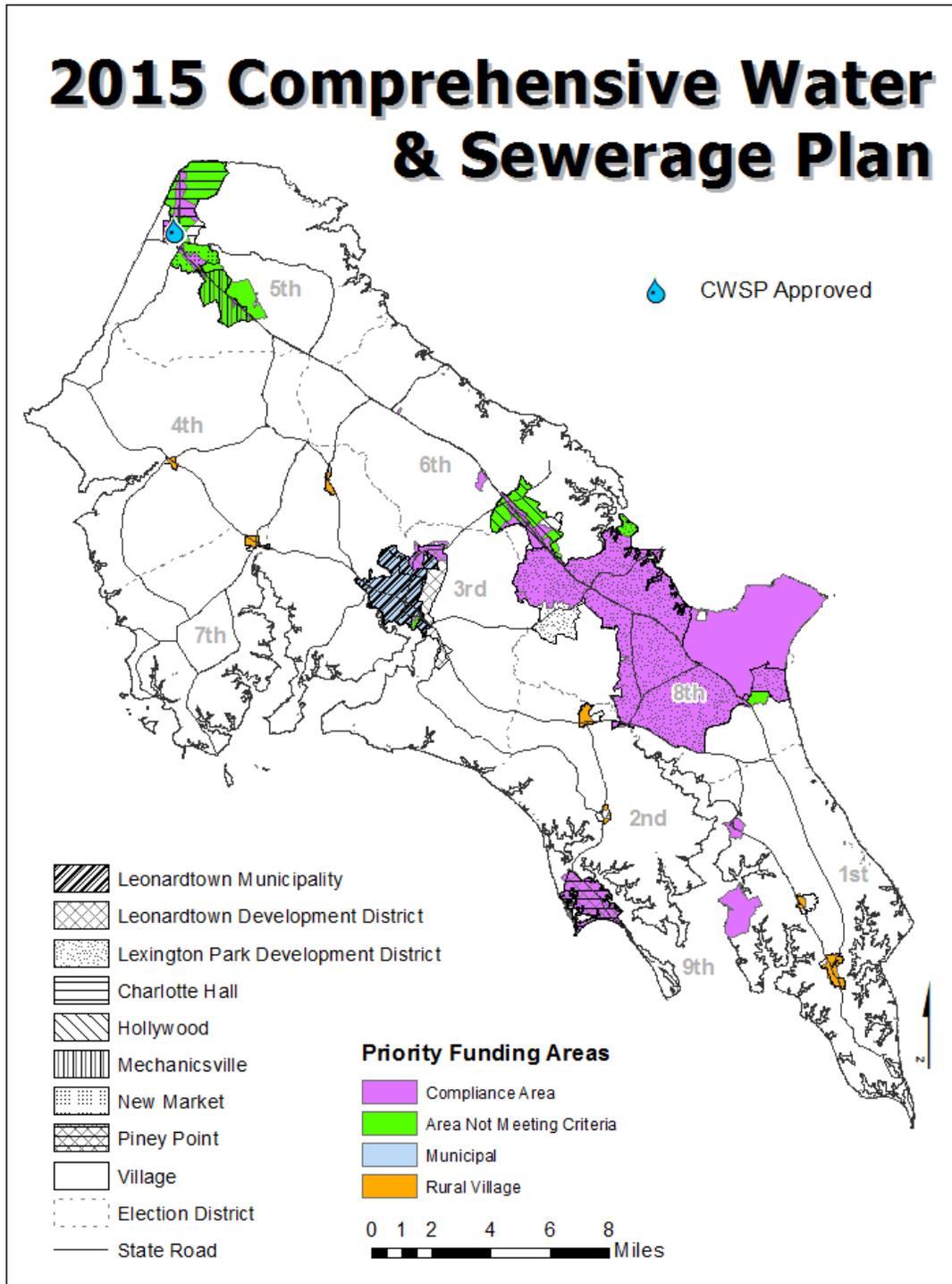
<b>Priority Funding Areas</b>	<i>Hotels / Motels</i>	<i>Amusement &amp; Recreational</i>	<i>Church &amp; Religious Building</i>	<i>Parking Garage</i>	<i>Office, Banks, Professional Building</i>	<i>Schools &amp; Educational</i>	<i>Stores &amp; Customer Service</i>	<i>Other Nonresidential</i>	<i>Nonresidential Addition</i>	<i>Total</i>
Compliance Area (Eligible for Funding)	66,867	76,645	0	3,082	62,825	0	28,568	83,440	52,725	374,152
Area Not Meeting Criteria	0	0	0	0	0	0	0	0	0	0
Rural Villages (Community with Water Only)	0	0	0	0	0	0	0	0	0	0
Total SqFt in PFA	66,867	76,645	0	3,082	62,825	0	28,568	83,440	52,725	374,152
Total SqFt Outside PFA	0	0	18,451	0	0	1,176	0	560	2,152	22,339
Total SqFt	66,867	76,645	18,451	3,082	62,825	1,176	28,568	84,000	54,877	396,491

**Table 28**

**Certificates of Occupancy Issued for New Nonresidential Square Footage by Growth Area**

<b>Growth Areas</b>	<i>Hotels / Motels</i>	<i>Amusement &amp; Recreational</i>	<i>Church &amp; Religious Building</i>	<i>Parking Garage</i>	<i>Office, Banks, Professional Building</i>	<i>Schools &amp; Educational</i>	<i>Stores &amp; Customer Service</i>	<i>Other Nonresidential</i>	<i>Nonresidential Addition</i>	<i>Total</i>
<b>Development District</b>										
Leonardtown	0	0	0	0	0	0	0	0	0	0
Lexington Park	66,867	76,645	0	3,082	26,419	0	21,408	83,440	52,725	330,586
<b>Town Center</b>										
Charlotte Hall	0	0	0	0	0	0	7,160	0	0	7,160
Mechanicsville	0	0	0	0	0	0	0	0	0	0
New Market	0	0	0	0	0	0	0	0	0	0
Hollywood	0	0	0	0	0	0	0	0	0	0
Piney Point	0	0	0	0	36,406	0	0	0	0	36,406
<b>Village Center</b>										
Ridge	0	0	0	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0	0	0
SqFt in Growth Area	66,867	76,645	0	3,082	62,825	0	28,568	83,440	52,725	374,152
SqFt in Rural Area	0	0	18,451	0	0	1,176	0	560	2,152	22,339
SqFt Total	66,867	76,645	18,451	3,082	62,825	1,176	28,568	84,000	54,877	396,491

E. Comprehensive Water & Sewerage Plan



Map 12: Comprehensive Water & Sewerage Plan (CWSP). Map showing the site distribution in relation to PFAs, growth areas and election districts.

**Table 29**

**Approved Comprehensive Water & Sewerage Plan by PFA**

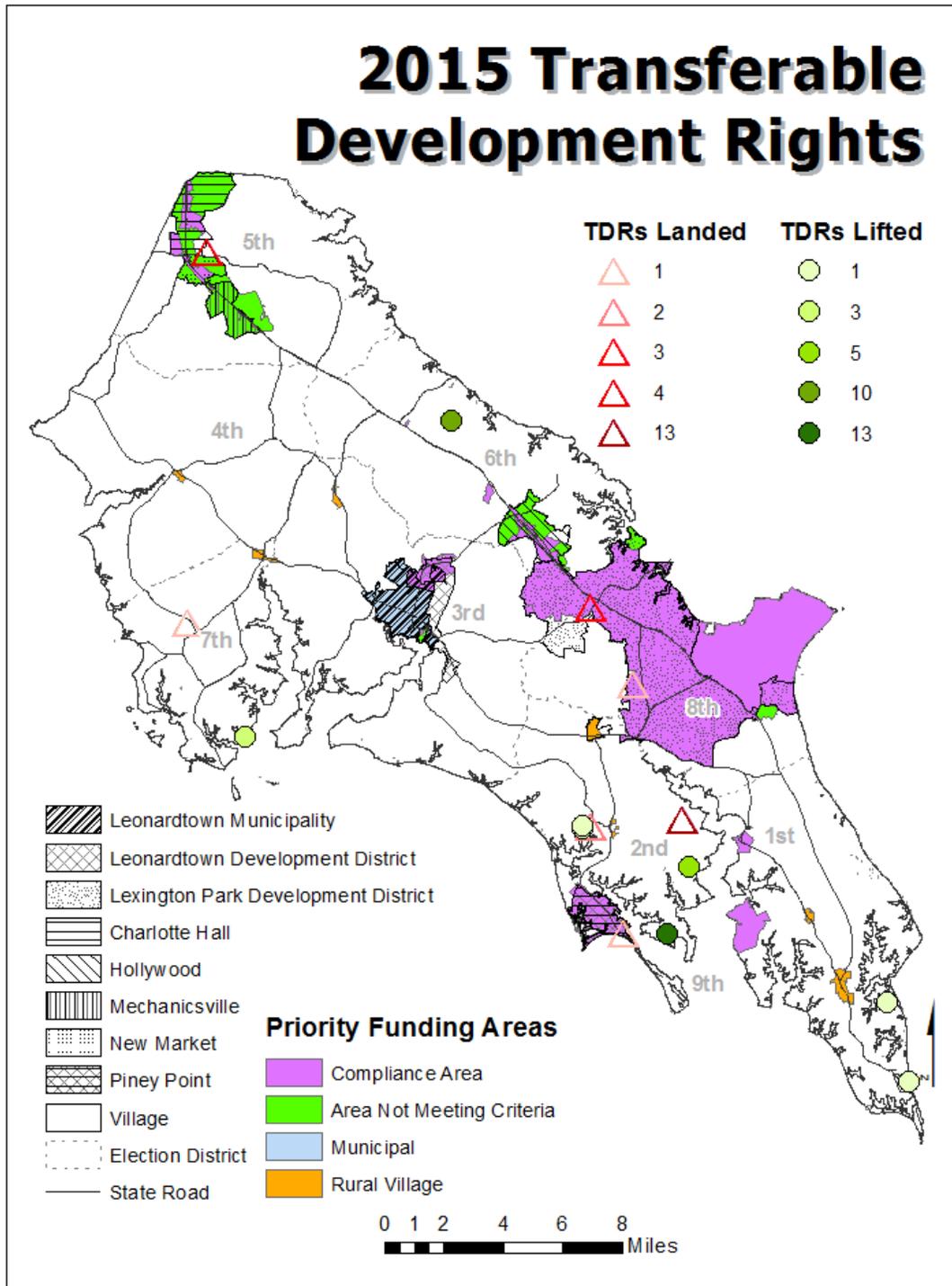
<b>Priority Funding Areas</b>	<b>Approved Applications</b>
Compliance Area (Eligible for Funding)	0
Area Not Meeting Criteria	1
Rural Villages (Community with Water Only)	0
Total in PFA	1
Total Outside PFA	0
Total	1

**Table 30**

**Approved Comprehensive Water & Sewerage Plan by Growth Area**

<b>Growth Areas</b>	<b>Approved Applications</b>
<b>Dev District</b>	
Leonardtown	0
Lexington Park	0
<b>Town Center</b>	
Charlotte Hall	1
Mechanicsville	0
New Market	0
Hollywood	0
Piney Point	0
<b>Village Center</b>	
Ridge	0
St. Inigoes	0
Valley Lee	0
Callaway	0
Clements	0
Chaptico	0
Loveville	0
Total in Growth Area	1
Total in Rural Area	0
Total	1

F. Transferable Development Rights



Map 13: **Transferable Development Rights.** Map showing locations of the lifting and landing of transferable development rights (TDRs) in 2015 and the site distribution in relation to PFAs, County growth areas and Election Districts. In 2015, 37 TDRs were lifted from property outside of the PFAs and Growth Areas to preserve 157.99 acres.

**Table 31**

**Lifted TDRs by PFA**

<b>Priority Funding Areas</b>	<b># of Approved Applications</b>	<b># of TDRs Created</b>	<b>Acreage Preserved</b>
Compliance Area (Eligible for Funding)	0	0	0
Area Not Meeting Criteria	0	0	0
Rural Villages (Community with Water Only)	0	0	0
Total in PFA	0	0	0
Total Outside PFA	8	35	147.45
Total	8	35	147.45

**Table 32**

**Landed TDRs by PFA**

<b>Priority Funding Areas</b>	<b># of Approved Applications</b>	<b># of TDRs Landed</b>
Compliance Area (Eligible for Funding)	3	5
Area Not Meeting Criteria	0	0
Rural Villages (Community with Water Only)	0	0
Total in PFA	3	5
Total Outside PFA	4	20
Total	7	25

**IX. Planning Commission Activities Planned for 2016**

The following are some of the new and continuing projects for calendar year 2016:

1. Complete the annual review and report on the CWSP; submit recommendation to the Commissioners of St. Mary’s County regarding the Metropolitan Commission CIB per Chapter 113 of the County Code.
2. Begin complete revision of the CWSP.
3. Begin preparing updates of the 2010 master plans for the fifth election district and the north county town centers.
4. Begin working with the Maryland Department of Planning on a county wide development capacity analysis.
5. Prepare draft text and map amendments to the Comprehensive Zoning Ordinance to implement the adopted Lexington Park Development District Master Plan.

**X. Conclusions**

**A. Development Patterns**

Development patterns in St. Mary's County were generally in accordance with the latest comprehensive plan, adopted 2010. The majority of the growth measures and indicators showed at least 70% of new development (residential and nonresidential) occurred in PFAs and Growth Areas. However, residential building permits have been an exception to this development pattern. For the last two years, the distribution of residential building permits was closer to a 50/50 split between areas where we want to foster development and those where we want to preserve as much of the rural character as possible. St. Mary's County didn't experience a development boom in the rural areas outside of the PFA, but little to no creation of new multiple family dwellings. Since the December 2007 recession, development has slowed dramatically; for example, in 2006 there were 397 lots created in the 8<sup>th</sup> Election District then in 2015 less than half (192 lots) that amount were created county wide. Today, one new development of multiple family homes can have a disproportionately large impact on growth measurements and indicators.

A total of 147.45 acres were preserved in 2015 under the Transferable Development Rights (TDR) program, a decrease of 100 acres from the prior year. Over the course of the last several years, demand for TDRs and the creation of TDRs has slowed. An additional 536 acres were preserved in agricultural preservation or Rural Legacy programs in 2015.

**B. Continued Implementation of the Comprehensive Plan**

The plan was adopted on March 23, 2010. In 2015, the following projects were underway to continue to implement it:

1. Revise and adopt the Comprehensive Water and Sewerage Plan.
2. Review and refine, when warranted, the extent of priority funding areas.
3. Continue participation in The Watershed Implementation Plan.
4. Prepare and adopt a capital improvements program to support the recommendations of the comprehensive plan.
5. Continue to update the Critical Area program with guidance from the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays. The updated program is scheduled to be adopted in 2016.
6. Revise the Lexington Park Development District Master Plan. The Planning Commission's work on the draft concluded with its certification of a recommended plan on September 28, 2015, conveyed to the Commissioners of St. Mary's County. The Commissioners of St. Mary's County conducted a public hearing on December 8, 2015.

**C. Measures Needed to Improve the Local Planning and Development Process**

1. Prepare and adopt North County (Charlotte Hall, Mechanicsville, New Market, and Golden Beach) master plan.

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2. Improve public participation in forums and expand the use of social media.
3. Continue coordinating efforts with the Calvert – St. Mary’s Metropolitan Planning Organization (C-STMPO).

**XI. Summary of Planning Commission Meetings**

Including work sessions as indicated under Project Description

**Meeting Summaries**

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
01/12/15	1	Elections: Election of 2015 officers									Mr. Thompson as Chairman and Ms. Guazzo as Vice-Chairman
01/12/15	2	Development Review: CCSP #14-132-007, Mechanicsville VFD: Concept site plan approval for a 36,962 sq. ft. fire department addition.	43	1	83 & 222	5.17	36,962		5	RL	Passed by a 7-0 vote.
01/20/15	1	Work Session: Lexington Park Development District Master Plan									Work session
02/09/15	1	Work Session: Lexington Park Development District Master Plan									Work session
02/09/15	2	Briefing: Wildewood PUD Update									Information only
02/23/15	1	Work Session: Lexington Park Development District Master Plan									Work session
03/09/15	1	Work Session: Lexington Park Development District Master Plan									Work session
03/09/15	2	Briefing: Joint Land Use (JLUS) Presentation									Information only
03/09/15	3	Discussion: Capital Improvement Program (CIP): Request approval.									Passed by a 5-1-1 vote with Guazzo opposed and McNeill abstaining.
03/23/15	1	Work Session: Lexington Park Development District Master Plan									Work session
03/23/15	2	Discussion: MetCom Capital Improvement Budget (CIB): Request approval.									Passed by a 6-0 vote.
04/13/15	1	Work Session: Lexington Park Development District Master Plan									Work session
04/13/15	2	Development Review: CCSP #13-132-010, Lexington Park Ford: Request for concept site plan approval for 45,648 sq. ft. car dealership.	43	1 & 2	10 & 414	21.44	45,648		8	CMX & CC	Passed by a 5-0 vote.

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Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
04/13/15	3	<b>Development Review: CCSP #13-132-004, Living Hope Church:</b> Request for concept site plan approval of a 24,956 sq. ft. church.	51	1	1	39.33	24,956		8	RL	Passed by a 5-0 vote.
04/27/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
04/27/15	2	<b>Discussion: Annual Growth Policy</b>									Passed by a 5-0 vote.
05/11/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
05/11/15	2	<b>Development Review: PSUB, #15-120-003, Elizabeth Hills Ph. 5:</b> Request for preliminary plan approval for 40 townhouse lots.	50	12	36 & 292	101.50			8	RL	Passed by a 7-0 vote.
05/11/15	3	<b>Development Review: CCSP #14-132-002, Leonardtown Dollar General:</b> Request for concept site plan approval of a 9,100 sq. ft. retail building.	32	8	195	1.56	9,100		3	RCL	Continued to June 8, 2015
05/21/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
06/08/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
06/08/15	2	<b>Development Review: CCSP #14-132-002, Leonardtown Dollar General:</b> Request for concept site plan approval of a 9,100 sq. ft. retail building.	32	8	195	1.56	9,100		3	RCL	Continued to June 22, 2015
06/08/15	3	<b>Development Review: MSUB #13-110-032, Cypress Park:</b> Final plan review of a 7-lot minor subdivision.	34	13	82	7.92		7	3	RL/AE	Continued to August 10, 2015
06/08/15	4	<b>Development Review: PSUB #14-120-009, Breton Knolls:</b> Preliminary plan approval of 24 lots.	40	8	118	86.99		24	3	RPD	Passed by a 5-1 vote with McNeill opposed.
06/08/15	5	<b>Development Review: CCSP #14-132-018, King's Christian Academy:</b> Concept site plan approval for a 7,197 sq. ft. addition.	50	17	38	193.96	7,197		2	RL & RPD	Passed by a 6-0 vote.
06/22/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session

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Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
06/22/15	2	<b>Development Review: MSUB #14-110-030, Hanson Subdivision:</b> 2-lot family conveyance	61	4	156	17.74		2	2	RPD /RCA	Passed by a 5-2 vote with McNeill and Siebert opposed.
06/22/15	3	<b>Development Review: CCSP #14-132-002, Leonardtown Dollar General:</b> Request for concept site plan approval.	32	8	195	1.56	9,100		3	RCL	Passed by a 5-2 vote with McNeill and Robrecht opposed.
07/13/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
07/13/15	2	<b>Development Review: CCSP #15-132-001, Charlotte Hall Industrial Office &amp; Warehouse:</b> Request for concept site plan approval.	4	10	491	3.00	10,000		5	I	Passed by a 6-0 vote.
07/15/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
07/27/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
07/27/15	2	<b>Development Review: CCSP #11-132-015, Callaway Baptist Church:</b> Request for concept site plan approval.	50	16	187	4	8,091		2	VMX	Passed by a 5-0 vote with Guazzo abstaining.
08/10/15	1	<b>Public Hearing: CWSP #15-200-001, St. Anne's Anglican Catholic Church Property:</b> Request to change the water category from W-6 to W-3.	4	10	316	3.66			5	VMX	Passed by a 5-0 vote.
08/10/15	2	<b>Development Review: MSUB #13-110-032, Cypress Park:</b> Final plan review of a 7-lot minor subdivision.	34	13	82	7.92		7	3	RL/AE	Continued the hearing until September 14, 2015 passed by a 5-0 vote.
08/10/15	3	<b>Discussion: Wildewood PUD Update</b>									Passed by a 5-0 vote.
08/24/15	1	<b>Public Hearing: Zoning Map Amendment Request #15-245-001, Hollywood Town Center:</b> Request to change the zoning from RL to TMX.	34	2	327	19.76			6	RL	Hearing continued until September 14, 2015.
08/24/15	2	<b>Briefing: Education Facilities Master Plan</b>									Information only
09/14/15	1	<b>Decision: Zoning Map Amendment Request #15-245-001, Hollywood Town Center:</b> Request to change the zoning from RL to TMX.	34	2	327	19.76			6	RL	Resolution signed to allow the request to go to the County Commissioners with the PC recommendation to make the zoning change. The motion passed 7-0 vote.

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Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
09/14/15	2	<b>Development Review: CCSP #15-132-003, Taco Bell Charlotte Hall:</b> Request for concept site plan approval for a 2,214 sq. ft. fast food restaurant.	1	22	134	1.23			5	TMX	Passed by a 7-0 vote.
09/14/15	3	<b>Development Review: CCSP #15-132-008, MFVD Storage Building:</b> Request for concept site plan approval for a 4,320 sq. ft. storage building.	9	7	80	5.50			5	RMX	Passed by a 7-0 vote.
09/21/15	1	<b>Work Session: Lexington Park Development District Master Plan</b>									Work session
09/28/15	1	<b>Briefing:</b> Best, Best, and Krieger regarding the telecommunications Act									Information only
09/28/15	2	<b>Decision: Lexington Park Development District Master Plan</b>									Motion to sign resolution and send to the CSMC passed by a 7-0 vote.
10/26/15	1	<b>Discussion: MetCom Feasibility Study</b>									Motion to recommend a budget amendment was approved by a 7-0 vote.
10/26/15	2	<b>Development Review: CCSP #15-132-004, Hollywood Volunteer Rescue Squad</b>	26	18	95	8.04	20,172		6	RL	Passed by a 7-0 vote.
10/26/15	3	<b>Development Review: PSUB #15-120-006, Elizabeth Hills Phase 6</b>	50	12	36 & 292	101.50		40	8	RL	Passed by a 7-0 vote.
10/26/15	4	<b>Public Hearing: Annual CWSP Update</b>									Passed by a 7-0 vote.
10/26/15	5	<b>Development Review: PSUB #13-110-032, Cypress Park</b>	34	13	82	7.92		7	3	RL/AE	Public hearing was concluded and a public written comment period of 7 days was established. Decision will be made on 11/09/15.
11/09/15	1	<b>Decision: PSUB #13-110-023, Cypress Park</b>	34	13	82	7.92		7	3	RL/AE	The project was discussed and two motions were made. One to have them come back in December and another to approve the project. The first did not pass with a vote of 3-4 and the second did not pass with a vote of 2-5. The project was denied.
11/09/15	2	<b>Development Review: MSUB #15-110-023, Magnani Acres</b>	51	16	41	120.80		1	8	RPD	After some discussion about the MALPF designation on the property, a motion was made to approve the family conveyance with a vote of 6-1. The motion passed.

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**Meeting Summaries**

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
12/14/15	1	Briefing: Newtowne Neck State Park Master Plan									Information only
12/14/15	2	Development Review: CCSP #15-132-002, Hollywood Commercial Center	26	11	179	14.22	50,200		6	TMX/AE	Continued until January 25, 2016
12/14/15	3	Development Review: CCSP #15-132-005, St. Mary's MetCom Building Expansion	34	1	681	4.20	1,760		6	I/AE	Passed by a 6-0 vote.
12/14/15	4	Development Review: CCSP #15-132-009, Real Life Wesleyan Church	9	21	358	25.00	17,245		5	RPD	Continued until January 11, 2016
12/14/15	5	Development Review: CCSP #12-132-001, St. Anne's Anglican Catholic Church	4	10	316	3.65	10,472		5	RL/RMX	Passed by a 6-0 vote.
12/14/15	6	Discussion: Land Use and Growth Mangement Planning Commission Budget									Any questions should be directed to Bob Bowles or Phil Shire of Land Use and Growth Management.

**Appendix A**

The intent of this appendix is to serve as a quick reference for the percent change of the growth indicators and measures between the previous reporting period and the current reporting period.

**New subdivisions created:**

		<b>Growth areas</b>	<b>Rural areas</b>	<b>Total</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>2011</b>	Major subdivisions recorded (lots)	3 (47)	1 (19)	4 (66)	4 (66)	0 (0)	4 (66)
	Minor subdivisions recorded (lots)	9 (22)	40 (81)	49 (103)	8 (19)	41 (84)	49 (103)
	Site plan (dwelling units)	6 (126)	0(0)	6 (126)	6 (126)	0(0)	6 (126)
	Total lots	195	100	295	211	84	295
<b>2012</b>	Major subdivisions recorded (lots)	4 (247)	4 (26)	8 (273)	3 (246)	5 (27)	8 (273)
	Minor subdivisions recorded (lots)	7 (8)	26 (40)	33 (48)	7 (8)	26 (40)	33 (48)
	Site plan (dwelling units)	0 (0)	0(0)	0 (0)	0 (0)	0(0)	0(0)
	Total lots	255	66	321	254	67	321
	<b>% Change of total lots from 2011</b>	<b>30.8%</b>	<b>-34.0%</b>	<b>8.8%</b>	<b>20.4%</b>	<b>-20.2%</b>	<b>8.8%</b>
<b>2013</b>	Major subdivisions recorded (lots)	4 (103)	2 (46)	6 (149)	4 (103)	2 (46)	6 (149)
	Minor subdivisions recorded (lots)	4 (4)	26 (41)	30 (45)	4 (4)	26 (41)	30 (45)
	Site plan (dwelling units)	8 (281)	0(0)	8 (281)	8 (281)	0(0)	8 (281)
	Total lots	388	87	475	388	87	475
	<b>% Change of total lots from 2012</b>	<b>52.2%</b>	<b>31.8%</b>	<b>48%</b>	<b>52.8%</b>	<b>29.9%</b>	<b>48%</b>
<b>2014</b>	Major subdivisions recorded (lots)	5 (157)	2 (38)	7 (195)	4 (156)	3 (39)	7 (195)
	Minor subdivisions recorded (lots)	9 (22)	18 (29)	27 (51)	9 (22)	18 (29)	27 (51)
	Site plan (dwelling units)	1 (143)	0(0)	1 (143)	1 (143)	0(0)	1 (143)
	Total lots	322	67	389	321	68	389
	<b>% Change of total lots from 2013</b>	<b>-17.0%</b>	<b>-23%</b>	<b>-18%</b>	<b>-17.3%</b>	<b>-21.8%</b>	<b>-18%</b>
<b>2015</b>	Major subdivisions recorded (lots)	5 (139)	1 (19)	6 (158)	5 (139)	1 (19)	6 (158)
	Minor subdivisions recorded (lots)	3 (8)	19 (26)	22 (34)	2 (6)	20 (28)	22 (34)
	Site plan (dwelling units)	1 (31)	0(0)	1 (31)	1 (31)	0(0)	1 (31)
	Total lots	178	45	223	176	47	223
	<b>% Change of total lots from 2014</b>	<b>-46.4%</b>	<b>-32.8%</b>	<b>-42.7%</b>	<b>-45.2%</b>	<b>-30.9%</b>	<b>-42.7%</b>

## 2015 Planning Commission Annual Report

### New building permits issued:

		Growth areas	Rural areas	Total	PFA	Non-PFA	Total
<b>2011</b>	For single family dwellings	344	122	466	344	122	466
	For multiple family dwellings	240	0	240	240	0	240
	Total dwellings	584	122	706	584	122	706
<b>2012</b>	For single family dwellings	258	136	394	265	130	395
	For multiple family dwellings	31	0	31	30	0	30
	Total dwellings	289	136	425	295	130	425
	<b>% Change of total dwellings from 2011</b>	<b>-50.5%</b>	<b>11.5%</b>	<b>-39.8%</b>	<b>-49.5%</b>	<b>6.6%</b>	<b>-39.8%</b>
<b>2013</b>	For single family dwellings	230	161	391	234	157	391
	For multiple family dwellings	248	0	248	248	0	248
	Total dwellings	478	161	639	482	157	639
	<b>% Change of total dwellings from 2012</b>	<b>65.4%</b>	<b>18.4%</b>	<b>50.4%</b>	<b>63.4%</b>	<b>20.8%</b>	<b>50.4%</b>
<b>2014</b>	For single family dwellings	216	168	384	226	158	384
	For multiple family dwellings	0	0	0	0	0	0
	Total dwellings	216	168	384	226	158	384
	<b>% Change of total dwellings from 2013</b>	<b>-54.8%</b>	<b>4.3%</b>	<b>-39.9%</b>	<b>-53.1%</b>	<b>0.6%</b>	<b>-39.9%</b>
<b>2015</b>	For single family dwellings	205	118	323	198	125	323
	For multiple family dwellings	0	0	0	0	0	0
	Total dwellings	205	118	323	198	125	323
	<b>% Change of total dwellings from 2014</b>	<b>-5.1%</b>	<b>-29.8%</b>	<b>-15.9%</b>	<b>-12.4%</b>	<b>-20.9%</b>	<b>-15.9%</b>

### Amount of residential growth that is located inside and outside the PFA:

		PFA	Non-PFA	Total
<b>2011</b>	Total lots	211	84	295
<b>2012</b>	Total lots	254	67	321
	<b>% Change of total lots from 2011</b>	<b>20.4%</b>	<b>-20.2%</b>	<b>8.8%</b>
<b>2013</b>	Total lots	107	87	194
	<b>% Change of total lots from 2012</b>	<b>-57.9%</b>	<b>29.9%</b>	<b>-39.6%</b>
<b>2014</b>	Total lots	178	68	246
	<b>% Change of total lots from 2013</b>	<b>66.4%</b>	<b>-21.8%</b>	<b>26.8%</b>
<b>2015</b>	Total lots	145	47	192
	<b>% Change of total lots from 2014</b>	<b>-18.5%</b>	<b>-30.9%</b>	<b>-22%</b>

## 2015 Planning Commission Annual Report

### New residential certificates of occupancy:

		PFA	Non-PFA	Total
<b>2011</b>	For single family dwellings	295	107	402
	For multiple family dwellings	105	0	105
	Total dwellings	400	107	507
<b>2012</b>	For single family dwellings	282	139	421
	For multiple family dwellings	84	0	84
	Total dwellings	366	139	505
	<b>% Change of total dwellings from 2011</b>	<b>-8.5%</b>	<b>29.9%</b>	<b>-0.4%</b>
<b>2013</b>	For single family dwellings	251	148	399
	For multiple family dwellings	192	0	192
	Total dwellings	443	148	591
	<b>% Change of total dwellings from 2012</b>	<b>21%</b>	<b>6.5%</b>	<b>17%</b>
<b>2014</b>	For single family dwellings	202	136	338
	For multiple family dwellings	30	0	30
	Total dwellings	232	136	368
	<b>% Change of total dwellings from 2013</b>	<b>-47.6%</b>	<b>-8.1%</b>	<b>-37.7%</b>
<b>2015</b>	For single family dwellings	187	109	296
	For multiple family dwellings	188	0	188
	Total dwellings	375	109	484
	<b>% Change of total dwellings from 2014</b>	<b>61.6%</b>	<b>-19.9%</b>	<b>31.5%</b>

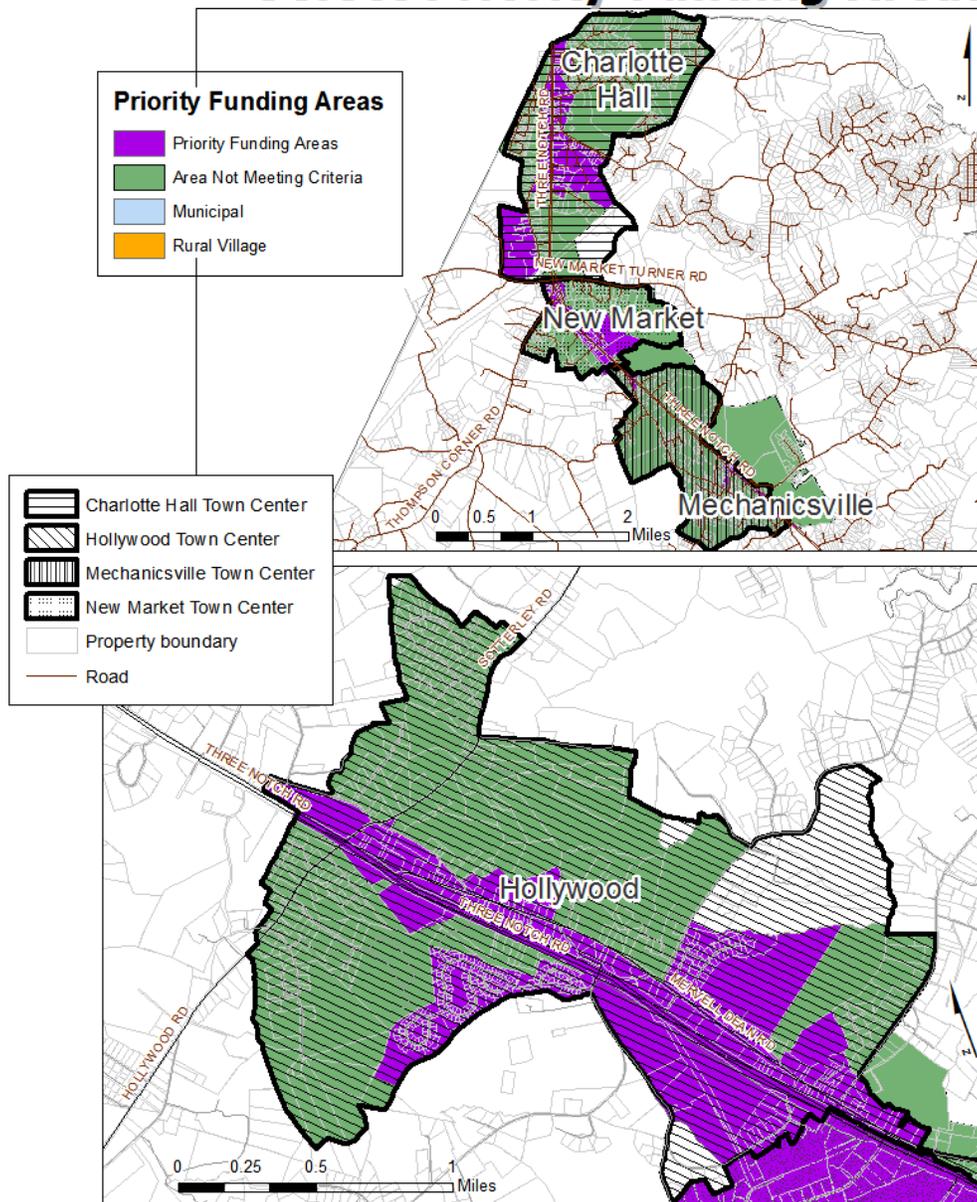
### New nonresidential certificates of occupancy:

		PFA	Non-PFA	Total
<b>2011</b>	Total square footage	283,487	41,461	324,948
<b>2012</b>	Total square footage	605,091	315,590	920,682
	<b>% Change of total square footage from 2011</b>	<b>-113.4%</b>	<b>661.2%</b>	<b>183.3%</b>
<b>2013</b>	Total square footage	114,215	44,411	158,626
	<b>% Change of total square footage from 2012</b>	<b>-81.1%</b>	<b>-85.9%</b>	<b>-82.8%</b>
<b>2014</b>	Total square footage	81,810	22,148	103,958
	<b>% Change of total square footage from 2013</b>	<b>-28.4%</b>	<b>-50.1%</b>	<b>-34.5%</b>
<b>2015</b>	Total square footage	374,152	22,339	396,491
	<b>% Change of total square footage from 2014</b>	<b>357.3%</b>	<b>0.9%</b>	<b>281.4%</b>

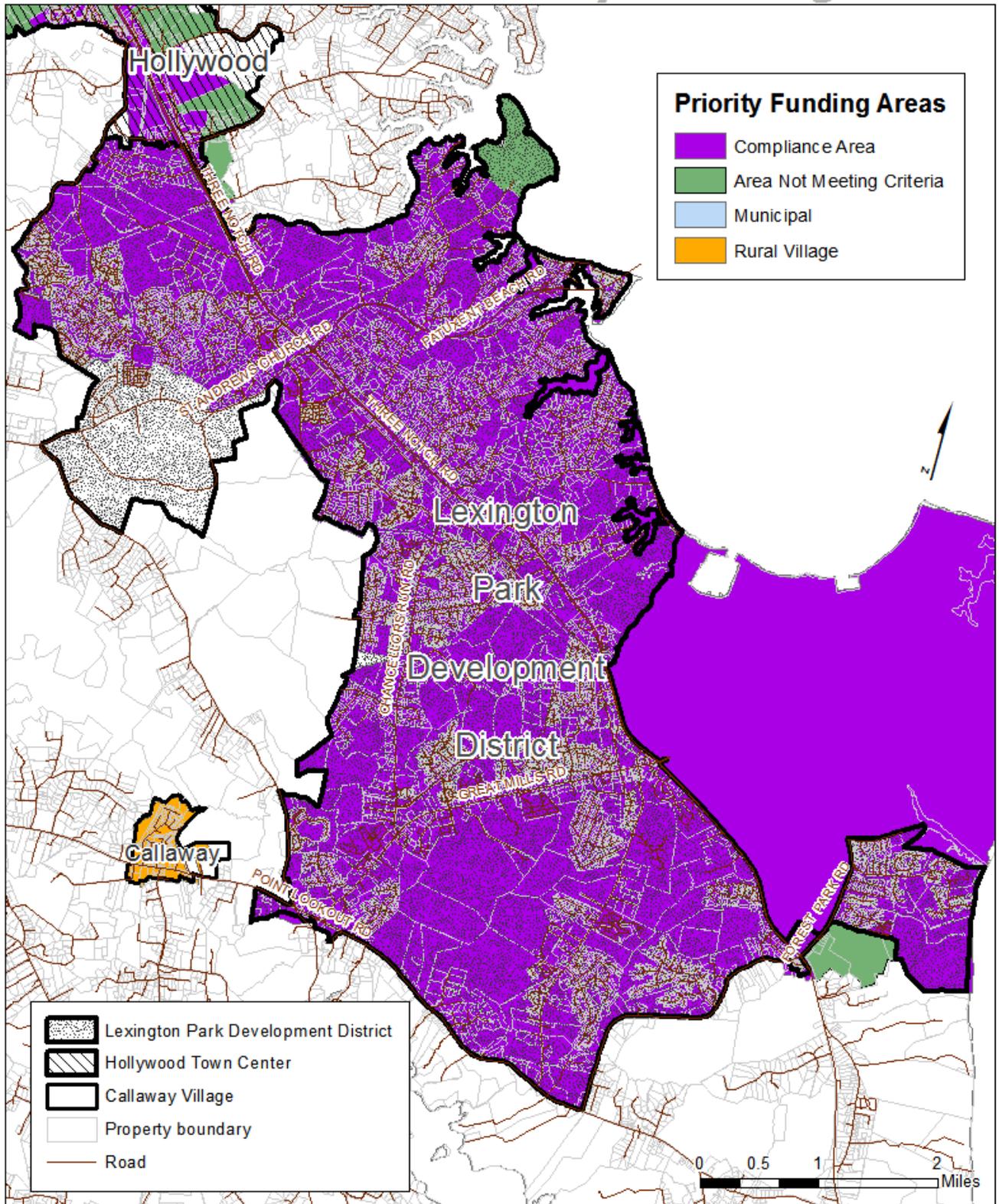
**Appendix B**

Since 1998 the growth areas defined by the comprehensive plan have been designated by the Commissioners of St. Mary's County as Priority Funding Areas (PFAs). The criteria for PFAs are defined in the Annotated Code of Maryland, State Finance and Procurement Article (SF&P), §5-7B-02 and §5-7B-03. The Maryland Department of Planning has identified portions of the growth areas that do not meet the criteria. When state funding is needed for a project within or affecting an area that does not meet the criteria, the county must provide justification, demonstrating that the project will result in or contribute to compliance with the criteria.

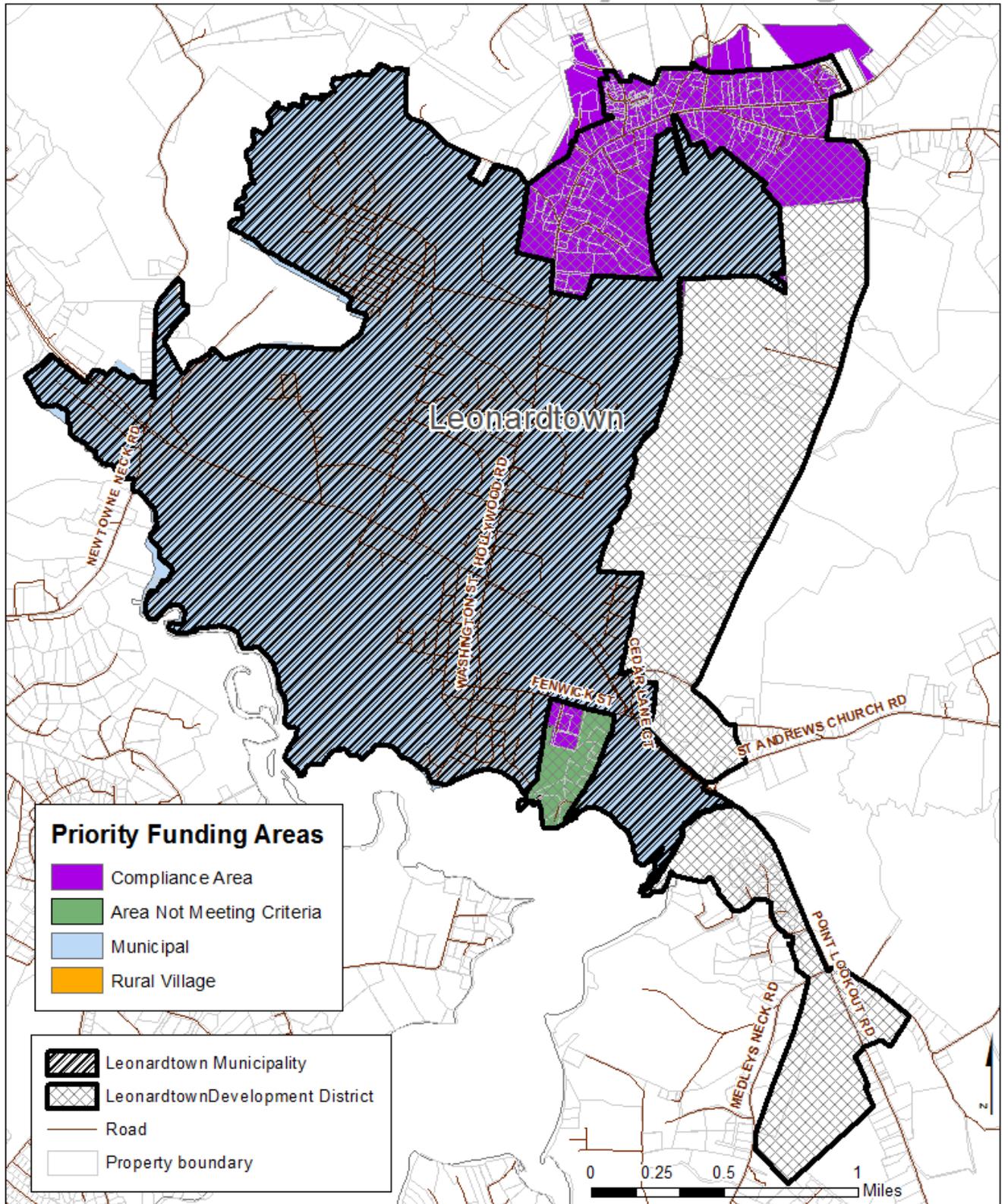
**Select Priority Funding Areas**



# Select Priority Funding Areas



# Select Priority Funding Areas



**Appendix C**

The following are the tables from the Maryland Department of Planning’s Annual Report Worksheet, Reporting (Calendar) Year 2015.

<http://planning.maryland.gov/PDF/YourPart/SGGAnnualReport/Annual-Report-Worksheet2015-longform-Website.doc> . (Accessed February 2, 2016)

**Section V: Measures and Indicators**

**Table 1: New Residential Permits Issued With Replacements**

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	207	165	372

**Table 2A: Amount of Residential Growth**

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	176	41	217
# Units Constructed	377	136	513
# Minor Subdivisions Approved	2	20	22
# Major Subdivisions Approved	5	1	6
<b>Total Approved Subdivision Area (Gross Acres)</b>	192.28	1,129.93	1,322.21
# Lots Approved	145	47	192
<b>Total Approved Lot Area (Net Acres)</b>	32.08	308.77	340.85
# Units Demolished	3	8	11
# Units Reconstructed/Replaced	2	27	29

**Table 2B: Amount of Commercial Growth**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	21	11	32
# Lots Approved	2	1	3
<b>Total Building Square Feet Approved (Gross)</b>	209,525	31,653	241,178
<b>Total Square Feet Constructed (Gross)</b>	374,152	22,339	396,491

**Table 3: Amount of Residential Growth**

<u>Residential</u>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	207	165	372
<b># Units Approved</b>	176	47	223
<b># Units Constructed</b>	377	136	513
<b>Total Approved Subdivision Area (Gross Acres)</b>	192.28	1,129.93	1,322.21
<b># Lots Approved</b>	145	47	192

**Table 4: Net Density of Residential Growth**

<u>Residential</u>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Units Approved</b>	176	47	223
<b>Total Approved Lot Size (Net Acres)</b>	32.08	308.77	340.85

**Table 5: Share of Residential Growth**

<u>Residential</u>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Units Approved</b>	176	47	223
<b>% of Total Units (# Units/Total Units)</b>	81%	19%	100%

**Table 6: Amount of Commercial Growth**

<u>Commercial</u>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	21	11	32
<b>Total Building Square Feet Approved (Gross)</b>	209,525	31,653	241,178
<b># Lots Approved</b>	2	1	3
<b>Total Subdivision Area (Gross Acres)</b>	140.27	4.59	144.86

**Table 7: Net Density of Commercial Growth**

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet Approved (Gross)</b>	209,525	31,653	241,178
<b>Total Lot Size (Net Acres)</b>	2.64	2.28	4.92

**Table 8: Share of Commercial Growth**

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet Approved (Gross)</b>	209,525	31,653	241,178
<b>% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)</b>	87%	13%	100%